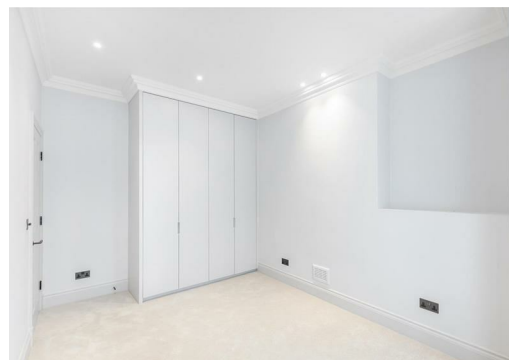




**PETRAS  
PROPERTY**



## **135 Hurlingham Road, London, SW6 3NH**

### **£4,800 Per month**

A stunning, newly refurbished split level three bedroom garden flat on this prime road in Fulham.

The flat has been finished to an immaculate standard with high end appliances and carpentry throughout. There are three good sized double bedrooms, two with built in wardrobes and the third with a walk in wardrobe. There are two bathrooms; one family bathroom on the ground floor and an ensuite shower room for the first floor bedroom. The large kitchen/reception space has been beautifully refurbished and leads on to the private and secluded garden which is half decking, half astroturf. Furthermore, there is an excellent utility room on the lower ground floor.

Hurlingham Road runs parallel to the New Kings Road and is close to the green spaces of Hurlingham Park, Parsons Green and Bishop's Park. A variety of shops and restaurants can be found along New Kings Road and Fulham Road. Buses provide easy access to Kings Road and Chelsea. The nearest tube stations are either Parsons Green or Putney Bridge (District Line).

The flat is available to rent immediately on an unfurnished basis.

PLEASE NOTE: THE COUNCIL TAX BAND IS NOT CURRENTLY AVAILABLE AND WILL BE BACKDATED ONCE RECEIVED.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.