



**HAZLEBURY ROAD, SW6**

**£1,600,000 FREEHOLD**

**A beautifully presented three bedroom house located in the heart of the Sands End on Hazlebury Road, spanning just shy of 1800 Sq. Ft.**

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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## DESCRIPTION:

The house is in beautiful decorative order throughout and is arranged over four floors. You enter the house to a spacious sitting room with a gas fireplace, you walk through to a smaller sitting room with doors leading out to the beautiful garden. There is also a cloakroom on this floor. The eat in kitchen is on the lower ground floor and is perfect for entertaining. You have access to the garden off the kitchen and there is a small patio towards the front of the house. There is also a utility on this floor. On the first floor you will find the master ensuite bedroom with built-in wardrobes, a balcony and a dressing room. There is a further bedroom on this floor (which is currently being used as an office) with doors leading out to a roof terrace. The third bedroom is on the top floor with eave storage and is served by a bathroom.

Hazlebury Road is located just off Wandsworth Bridge Road in the Sands End. The property is well linked to Central and South London via several bus routes and tube stations at Fulham Broadway and Parsons Green. There is a wide array of shops, restaurants and local amenities on Wandsworth Bridge Road as well as a Sainsbury's superstore on Townmead Road.





## HAZLEBURY ROAD, SW6

Approximate gross internal area  
1786 sq ft / 165.92 sq m  
(Including Eaves Storage)  
Eaves Storage  
78 sq ft / 7.25 sq m

Key :  
CH - Ceiling Height



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

**Tenure:** Freehold  
**Term:** n/a  
**Service Charge:** £0 per annum  
**Ground Rent:** £0 Annually (subject to increase)  
**Council Tax Band:** G

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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