



HURLINGHAM SQUARE, LONDON, SW6
£1,350,000 FREEHOLD

A beautifully maintained four bedroom house in the sought after Hurlingham Square set across three floors spanning 1361 sq. ft of well arranged living space with a large 26ft south east facing garden, with potential to extend (STPP).

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DESCRIPTION:

The ground floor comprises an impressive open-plan kitchen and reception room, with ample space for a dining area. The kitchen is modern and well-equipped, featuring impressive wooden countertop finishes, plenty of storage, and a breakfast bar that subtly separates the kitchen from the dining space. To the rear, the light-filled reception room opens out through bi-fold doors onto an impressive 26ft garden, creating a seamless blend of indoor and outdoor living - perfect for entertaining guests or relaxing during the warmer months.

On the first floor, there is a generous double bedroom to the rear, complete with a full wall of built-in wardrobes and access to a family bathroom. To the front is another large double bedroom featuring a Juliette balcony overlooking the square, adding a lovely sense of openness and charm. A guest cloakroom completes this floor.

The second floor is home to two further double bedrooms. Overlooking the garden is a well-proportioned bedroom with built-in wardrobes and an en-suite shower room. The additional spacious bedroom also benefits from an en-suite bathroom and an entire wall of built-in wardrobes, offering excellent storage.

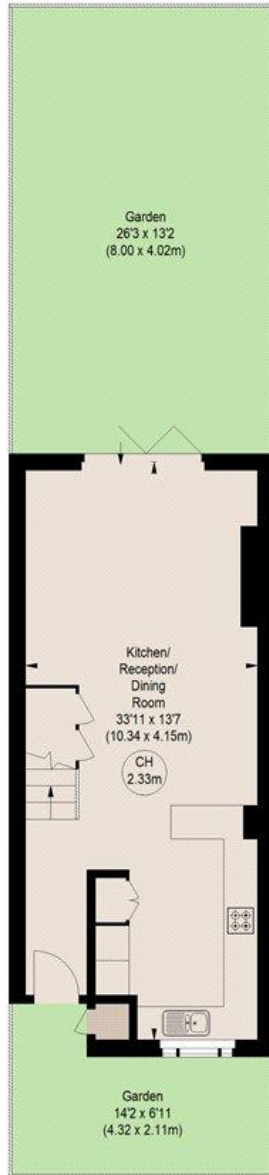
Hurlingham Square is a delightful and well-maintained gated development, built around a lovely central garden square. The development is a short walk from the green expanses of Parsons Green and nearby South Park. The French Schools and Thomas' School are a few minutes' walk away. The many shops and restaurants of Parsons Green and Wandsworth Bridge Road are all within easy reach. The closest underground station can be found at Parsons Green (District Line).





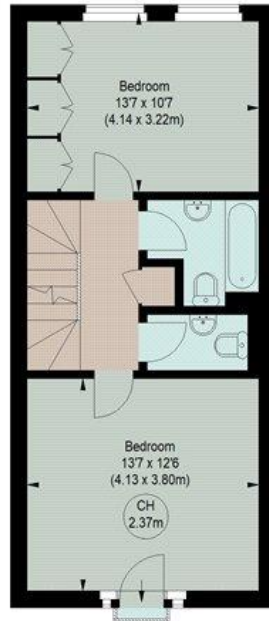
HURLINGHAM SQUARE, SW6

Approximate gross internal area
1361 sq ft / 126.44 sq m

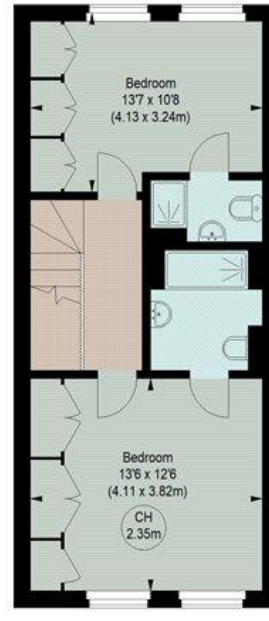


GROUND FLOOR
(41.66 m²)

Key :
CH - Ceiling Height



FIRST FLOOR
(42.46 m²)



SECOND FLOOR
(42.33 m²)

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

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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