



38, Hogarth Road

London, SW5 0PU

A charming first floor studio flat with private outside space.

Situated in the front half of this period building, this outstanding apartment offers Victorian grandeur on a condensed scale. The property is entered via a hallway which opens up into a wonderful reception space offering fantastic volume, with wooden flooring and floor to ceiling French windows that open up onto a private balcony. The kitchen is separate, with the sleeping area thoughtfully located on the mezzanine level above the full bathroom. Situated only moments away from the hustle and bustle of Earl's Court, and yet on a quiet one-way street, the property is perfectly located on a base for all the area has to offer.

Hogarth Road is a one-way street, set back from Earl's Court Road but ideally placed for all the transport links, shops, restaurants and cafes in this popular part of Kensington & Chelsea.

ASKING PRICE: £525,000 Subject to Contract

TENURE: Leasehold (157yrs and 8 months remaining)

LOCAL AUTHORITY: The Royal Borough of Kensington & Chelsea

COUNCIL TAX BAND: Band D

SERVICE CHARGE: Circa £1,500 per annum

GROUND RENT: Peppercorn





First Floor Flat | Balcony | Split-Level

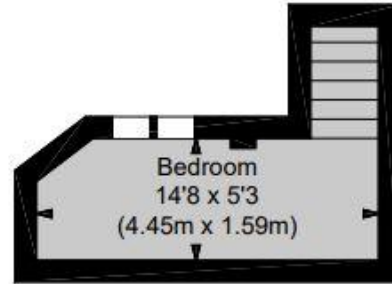


HOGARTH ROAD SW5

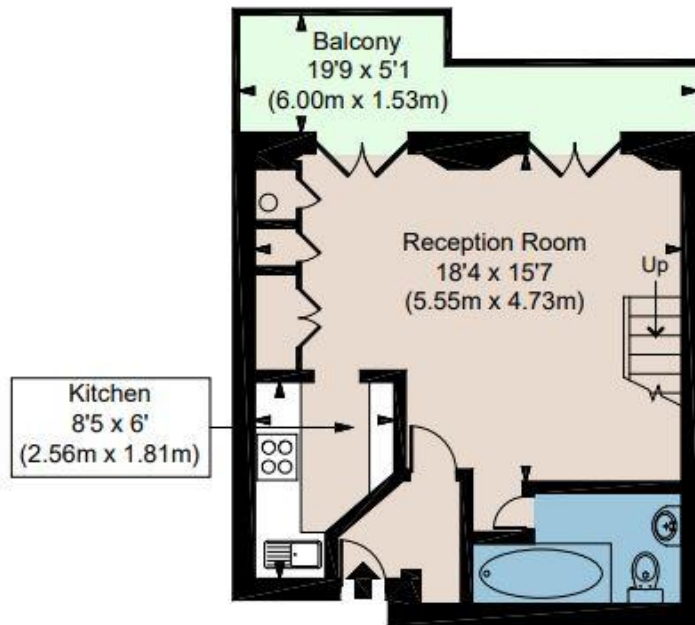
APPROX. GROSS INTERNAL AREA *
429 Ft² - 39.86 M²

Illustration For Identification Only, Not to Scale
All Calculations include Any/All Areas Under 1.5m Head Height.

* As Defined by RICS - Code of Measuring Practice



SECOND FLOOR



FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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