



## HURLINGHAM ROAD, SW6

**£720,000 SHARE OF FREEHOLD**

A fantastic opportunity to purchase this extremely well-located three bedroom, two bathroom flat, offering 754 sq. ft. of split-level living space, across the second floor of this beautiful period conversion on Hurlingham Road, being sold with no onward chain.

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

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## DESCRIPTION:

Accessed via a private entrance on the first floor, the flat opens to a generous and bright second floor with flexible living space. The heart of the home is a spacious kitchen and reception room with large windows over-looking the gardens of Edenhurst Avenue and Ranelagh Gardens.

There are three bedrooms arranged off the central hallway. The principal bedroom is a generously sized, well-designed space with excellent built-in storage and an ensuite bathroom. There are two further bedrooms, with a well-appointed family bathroom for added convenience.

Hurlingham Road is located a short walk from the green open spaces of Hurlingham Park and the River Thames. The area benefits from a wide selection of local shops, cafes, and restaurants, as well as excellent amenities found on nearby New King's Road and Fulham Road. The property is well connected to Central and South London via regular bus routes and nearby transport links including Putney Bridge and Parsons Green (District Lines) stations.





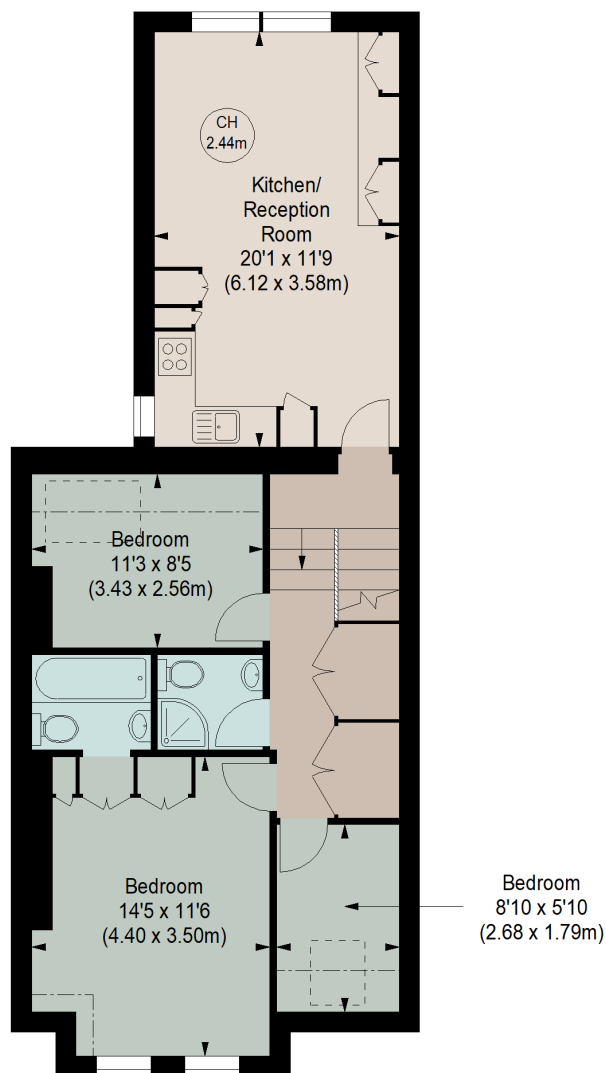
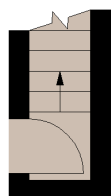
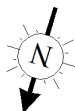


# HURLINGHAM ROAD, SW6

Approximate gross internal area

754 sq ft / 70.02 sq m

Key :  
CH - Ceiling Height



## FIRST FLOOR ENTRANCE

(2.11 m<sup>2</sup>)

## SECOND FLOOR

(67.91 m<sup>2</sup>)

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.

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:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

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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