



**HAZLEBURY ROAD, SW6**

**£875,000 LEASEHOLD**

**A beautifully presented three double bedroom maisonette located in the heart of the Sands End on Hazlebury Road.**

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New King's Road, Fulham, London, SW6 4ST

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## DETAILS

The property spans over 928 sq. ft. and has wonderful open plan entertaining space towards the back of the maisonette, with a modern kitchen leading onto the light and bright dining/reception area. Doors open out onto a good sized terraced garden. There is a separate reception room towards the front of the maisonette as well as a double bedroom with ample storage and a cloakroom.

On the lower ground floor there are a further two double bedrooms, both with inbuilt storage, one of which is an ensuite and the other is served by a separate shower room. The entire flat has been renovated within the last couple of years.

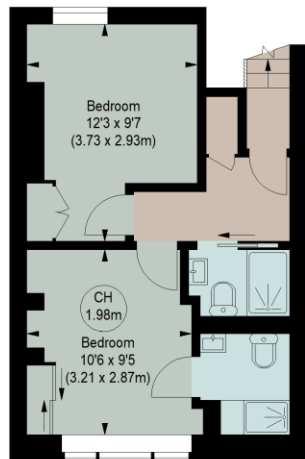
Hazlebury Road is located just off Wandsworth Bridge Road and is a short walk from both Fulham Broadway and Parsons Green, with its nearby tube stations. An array of local shops and restaurants can be found across Wandsworth Bridge Road.



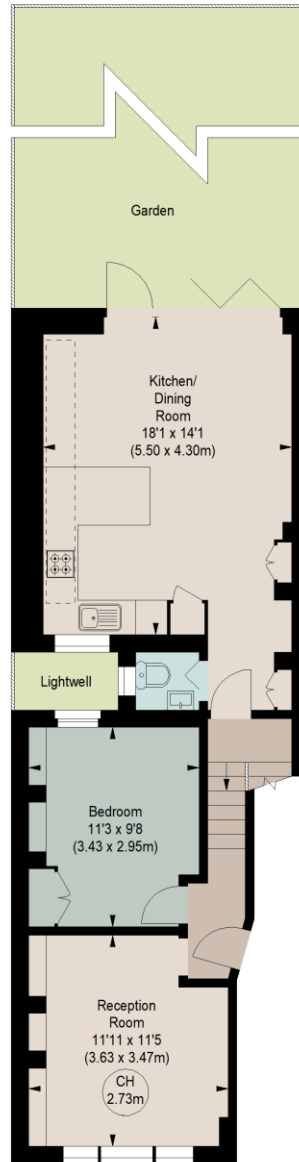
## HAZLEBURY ROAD, SW6

Approximate gross internal area  
920 sq ft / 85.47 sq m

Key :  
CH - Ceiling Height



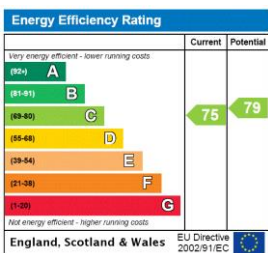
**LOWER GROUND FLOOR**  
(30.89 m<sup>2</sup>)



**GROUND FLOOR**  
(54.56 m<sup>2</sup>)

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:** Leasehold  
**Term:** Expires - 12/03/2200  
**Service Charge:** £506.75 per annum  
**Ground Rent:** £50 Annually (subject to increase)  
**Council Tax Band:** C

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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