

STURGES
LONDON

Hurlingham Square, Fulham

£2,100,000 Freehold



- **6 Bedroom, 4 Bathroom Family House**
- **High Specification Kitchen**
- **Attractive Reception Room with Feature Fireplace**
- **24' Patio/Garden with Rear Access**
- **Approximately 1908 sq ft [177 sq m]**
- **2 Private Off Street Parking Spaces**
- **Secure, Well Run Residential Development**
- **Superb Location just South of Parsons Green**



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A 6 bedroom, 4 bathroom immaculately designed, substantial family house of considerable size extending across four full floors being one of just 2 of the largest "gatehouses" within this highly sought after gated scheme located just to the south of Parsons Green.

The property offers versatile accommodation of approximately 1908 sq ft [177 sq m] comprising a wonderful open ground floor reception room, opening via bifold doors on to the garden, linking into a beautiful high specification kitchen. On the upper floors are the 6 large double bedrooms, a 1st floor guest cloakroom and the 4 luxurious bathrooms (all ensuite). As a working family home the bedrooms benefit from particularly generous storage space and hanging space throughout.

Particular features of the house are the generous patio/garden with external access on to Peterborough Road, allowing secondary access into the house, the open aspect to the rear with views from the upper floors across to South Park, located immediately opposite the property, and the extremely rare provision of 2 private off street parking spaces.

Hurlingham Square is a private and secure residential development of Freehold houses, well managed by the residents, located off Peterborough Road just to the south of Parsons Green and thus offers easy access to the many local amenities of the area including South Park, opposite, the nearby Hurlingham Club and the River Thames as well as to some of the area's most sought after schools including Thomas's Fulham, Lysee Francais Ecole Marie D'Orliac and Lady Margarets.

Local Authority: London Borough of Hammersmith & Fulham

Council Tax Band: H

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Hurlingham Square, SW6

Approximate gross internal area
177.23 sq m / 1908 sq ft

Key :
CH - Ceiling Height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For more information, please contact:

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.