

STURGES
LONDON

Hazlebury Road, Fulham

£850,000 Leasehold - Share of Freehold









- **3 Double Bedroom, 2 Bathroom Maisonette**
- **Large Reception / Separate Kitchen/Diner**
- **Top 3 Floors of Converted Victorian House**
- **Access to South Facing Garden**
- **Extensive Storage Space Throughout**
- **En-suite with walk-in shower and free standing bath**
- **Approx. 1,086 Square Feet [100 sq m]**
- **Most Sought After of the "Bury Triangle" Roads**

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A very spacious and bright, 3 bedroom, 2 bathroom Bury Triangle maisonette. Split over 3 floors, the property offers a large reception room to the front of the property with 3 large Victorian sash windows. There is a separate, generous kitchen/dining room that leads to a well maintained south facing garden with large storage outbuilding - the garden is shared with the ground floor flat (co-freeholder).

On the upper floors are 3 double bedrooms and two bathrooms. The master bedroom is on the top floor of the house and has an adjoining ensuite bathroom with a walk-in shower and lovely freestanding bath. There is also ample under eaves additional storage space.

Hazlebury Road is arguably the most desirable of the roads in the popular "Bury Triangle" and is well located for the nearby shops, bars, bakeries and independent boutiques lining Wandsworth Bridge Road. Also nearby is the highly regarded Fulham Arms pub, Sainsburys Superstore and Imperial Wharf Overground station. Furthermore the extensive amenities of Fulham Broadway are located only a short walk from the property.

Local Authority: Hammersmith and Fulham
Council Tax Band: E

Lease: 987 years + Share of Freehold
Service Charges: 50% of the Building Insurance
Ground Rent: £0

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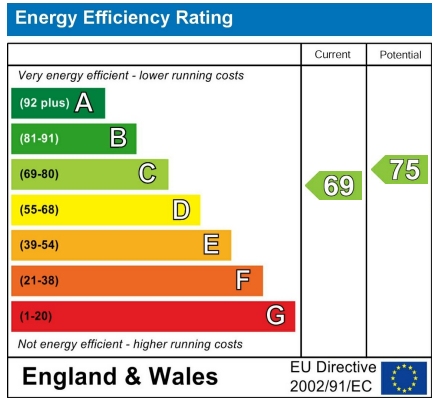
Hazlebury Road, SW6

Approximate gross internal area
100.90 sq m / 1086 sq ft
(Including Eaves Storage & Excluding Outbuilding)
Eaves Storage : 7.08 sq m / 76 sq ft
Outbuilding : 2.96 sq m / 32 sq ft

Key :
CH - Ceiling Height



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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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.