First & Second Floor Flat, 12 Hugon Road, London, SW6 3EN
Asking price £675,000

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First & Second Floor Flat, 12 Hugon Road

London, SW6 3EN

- Three Bedrooms
- Reception Room
- Maisonette Flat

- One Bathroom
- Open Plan Kitchen
- South Park a short walk away

An excellent three bedroom duplex flat on a desirable road close to South Park and the river.

Arranged over the first and second floors the property. The reception room incorporating an open-plan kitchen at the front of the property with beautiful original flooring and stretching across the full width of the house. The first floor accommodation is also compromised of a further two double bedrooms and family bathroom., A third large double bedroom can be found on the second floor.
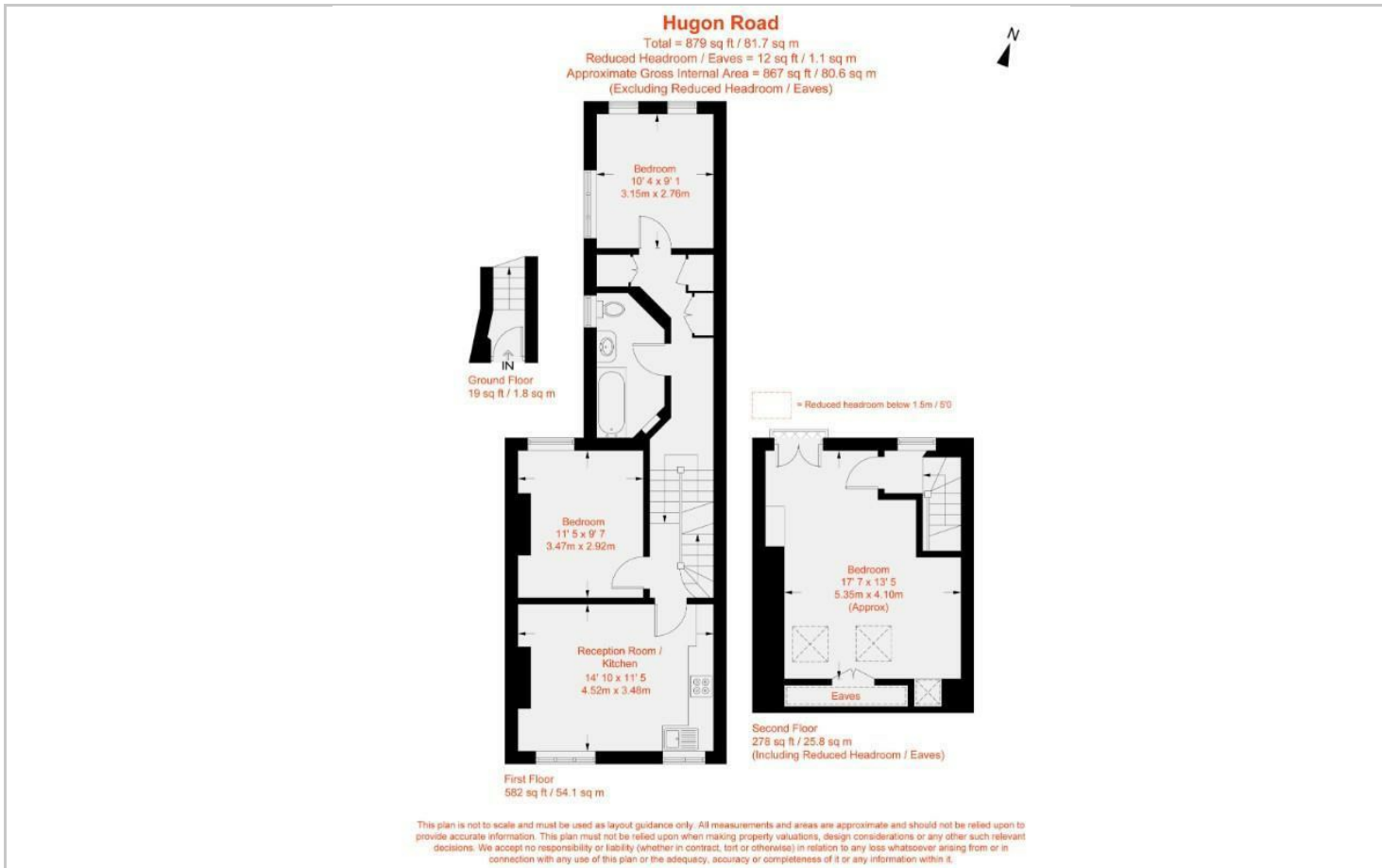
Directions

Nestled in a prime location, Hugon Road is a quiet residential street in the heart of Fulham South and close to the river. Wandsworth Bridge Road is surrounded by an array of delightful artisan local cafes and restaurants. Chelsea and the vibrant and desirable Kings Road is also within striking distance and for commuters, the property is well connected with national rail links, tube stations, local bus routes and river buses all close by.

Parking on the street is also very easy and the car owner will benefit from the enviable 'Q' parking permit allowing parking all the way up to Parsons Green Station.
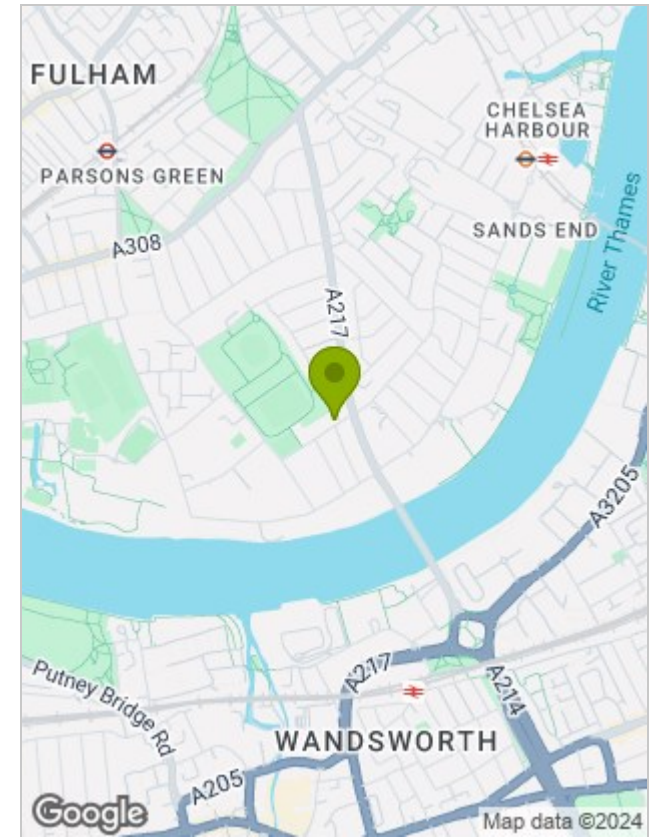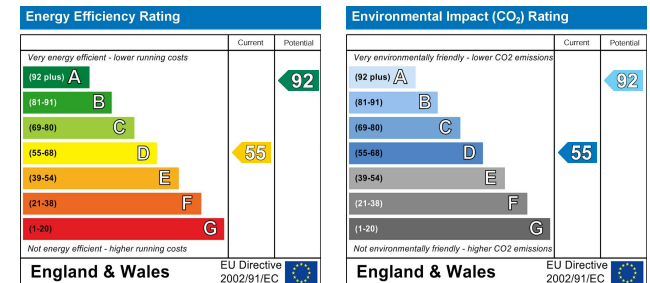
Floor Plans

Hugon Road
Total = 879 sq ft / 81.7 sq m
Reduced Headroom / Eaves = 12 sq ft / 1.1 sq m
Approximate Gross Internal Area = 867 sq ft / 80.6 sq m
(Excluding Reduced Headroom / Eaves)

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Bedroom
10' 4 x 9' 1
3.15m x 2.76m

IN

Ground Floor
19 sq ft / 1.8 sq m

= Reduced headroom below 1.5m / 5'0

Bedroom
11' 5 x 9' 7
3.47m x 2.92m

Bedroom
17' 7 x 13' 5
5.35m x 4.10m
(Approx)

Reception Room /
Kitchen
14' 10 x 11' 5
4.52m x 3.48m

Eaves

Second Floor
276 sq ft / 25.8 sq m
(Including Reduced Headroom / Eaves)

First Floor
582 sq ft / 54.1 sq m

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.

Location Map

FULHAM

PARSONS GREEN

CHELSEA HARBOUR

SANDS END

River Thames

A308

A217

A3205

Putney Bridge Rd

A217

A214

WANDSWORTH

A205

Google

Map data ©2024

Energy Performance Graph

Viewing

Please contact our Chatterton Rees Office on 020 3780 0580
if you wish to arrange a viewing appointment for this property or require further information.