



Hogarth Road
Earls Court, SW5

CHESTERTONS





An exceptional five bedroom freehold house presented in excellent condition throughout and boasting excellent proportions, high ceilings and outside space.

Arranged over five storeys which are connected by a grand staircase, this generous property comprises an inviting, light filled dining room which interconnects to the smart, fully fitted kitchen and opens into a private balcony, on the first floor is a wonderful, dual aspect reception room with large windows, high ceilings, beautiful cornicing and wooden flooring with adjoining TV room, on the second floor is the spacious master bedroom with ensuite bathroom and excellent fitted wardrobes, on the third floor are three additional bedrooms and family bathroom. In addition, the lower level of the house, which can be accessed separately offers a further sitting room/ media room and double bedroom with ensuite bathroom as well as a patio garden and excellent vault storage.

Hogarth Road is a centrally located residential street moments away from the many shops, restaurants and transport links of Earls Court and offers easy access to Gloucester Road and Kensington High Street.

- Five bedrooms, three reception rooms, three bathrooms and guest WC
- New double glazing throughout
- Period features and high ceilings throughout
- Close to Earls Court underground station

Asking Price £3,450,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		81
69-80	C		
55-68	D	67	
49-54	E		
45-48	F		
1-44	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Freehold
Service Charge: N/A
Ground Rent: N/A
Local Authority: Royal Borough of Kensington & Chelsea
Council Tax Band: H

Chestertons South Kensington Sales

44-48 Old Brompton Road
 London
 SW7 3DY

southkensington@chestertons.co.uk

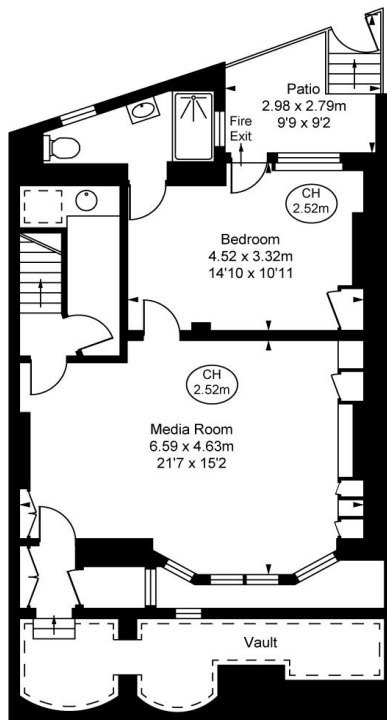
020 7589 1234

chestertons.co.uk

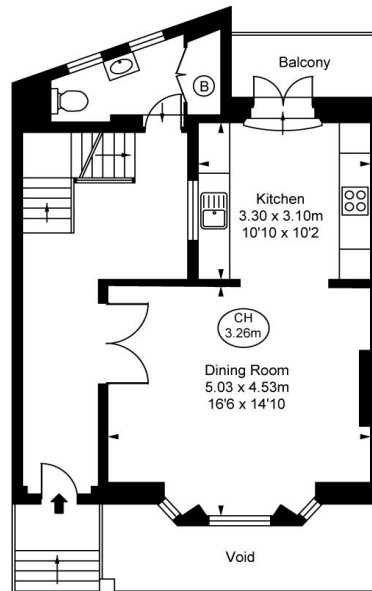
Hogarth Road, SW5
 Approximate Gross Internal Area
 264.71 sq m / 2,849 sq ft

(Including restricted height
 under 1.5m [] [] [] [])

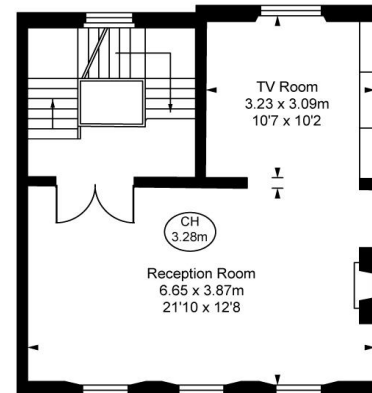
(CH = Ceiling Heights)



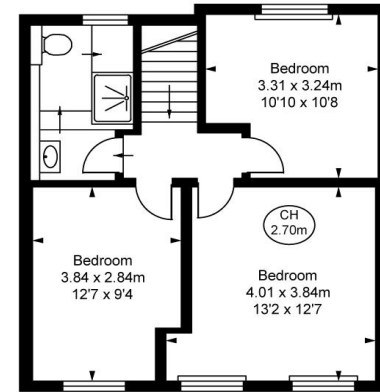
Lower Ground Floor
 Approximate Gross Internal Area
 68.18 sq m / 734 sq ft



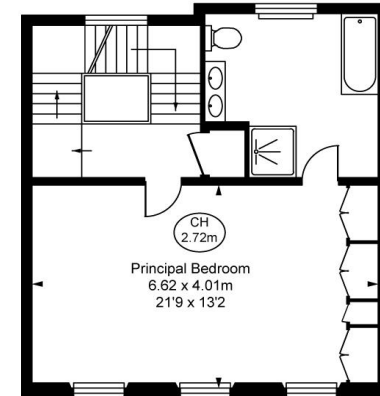
Raised Ground Floor
 Approximate Gross Internal Area
 54.14 sq m / 583 sq ft



First Floor
 Approximate Gross Internal Area
 47.31 sq m / 509 sq ft



Third Floor
 Approximate Gross Internal Area
 47.18 sq m / 508 sq ft



Second Floor
 Approximate Gross Internal Area
 47.90 sq m / 516 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 © Fulham Performance

Chesterton Global Ltd trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton Global Ltd | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
 100% recyclable