

Horder Road

Guide Price £1,250,000



Horder Road

£1,250,000

Freehold

3 BED

House - Terraced

0000

SQ FT

0000

SQ M

Arranged over three floors, this superb three double bedroom house extends to almost 1,150 sq ft (107 sq m). The ground floor is split between a reception room at the front and a bespoke modern kitchen dining room to the rear. Sliding doors lead out onto a South facing rear garden.

On the first floor there are two double bedrooms both with built in wardrobes and a modern family bathroom. The loft space has been converted to create a spacious and bright principal bedroom with an en suite shower room. The house has been completed with premium finishes including wood flooring on the ground floor, bespoke joinery, underfloor heating and double glazed windows throughout. Houses of this size are hard to find in Fulham and as such, are in very high demand.

Horder Road with its pretty Victorian cottage style houses is an incredibly popular residential street. This is an excellent location being not far from both the open spaces of Bishops Park and only a short walk from Fulham Road with its independent restaurants, cafes and boutique shops. Parsons Green underground station (District line, Zone 2) is also within easy walking distance which can be accessed by a handy pedestrian cut through at the bottom of St. Maur Road. You can also catch regular buses from the Fulham Road towards Fulham Broadway, Chelsea, and Central London.

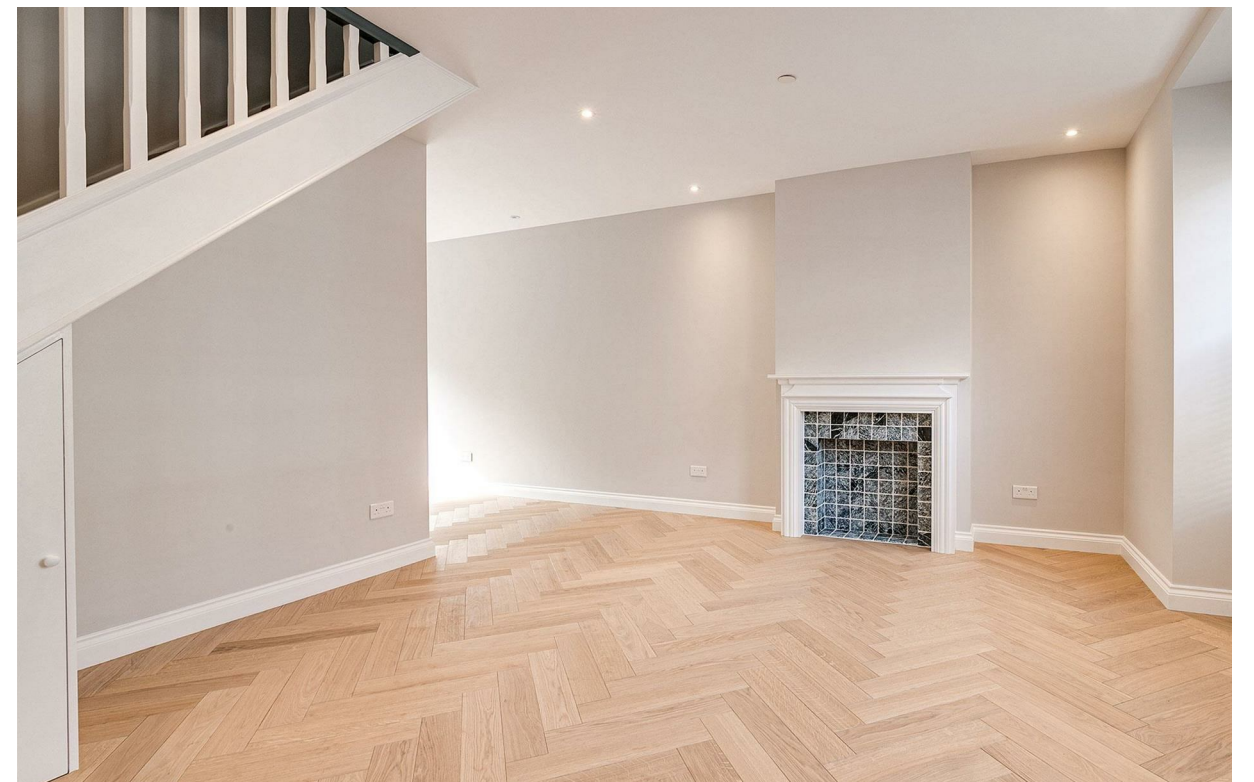
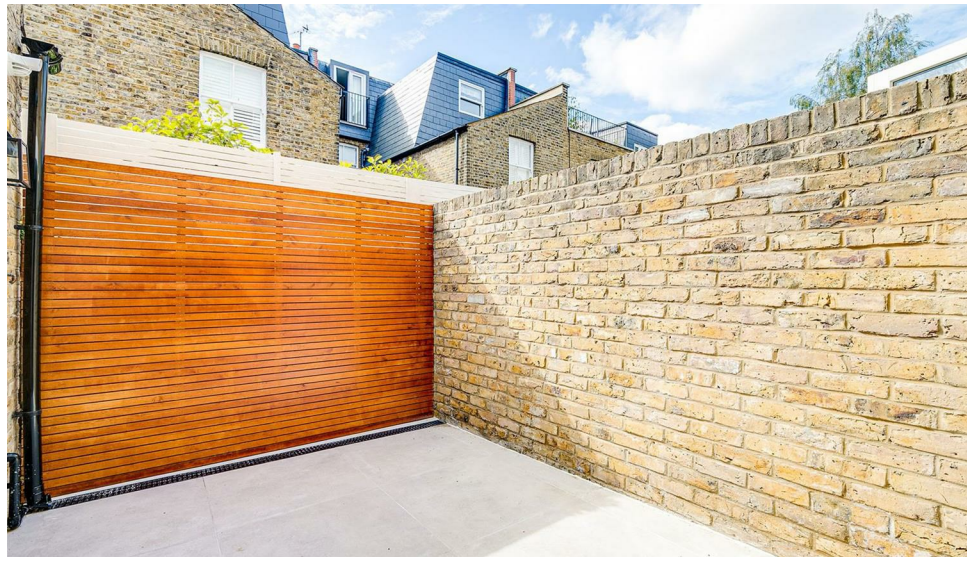
N.B - Photos taken prior to current tenancy agreement.

- 3 bedrooms
- 2 bathrooms (one en-suite)
- Reception
- Kitchen dining room
- South facing garden
- Freehold
- Excellent condition
- Chain free sale
- 1148 sq ft / 107 sq m
- Council Tax band – F

JAMES SIMS

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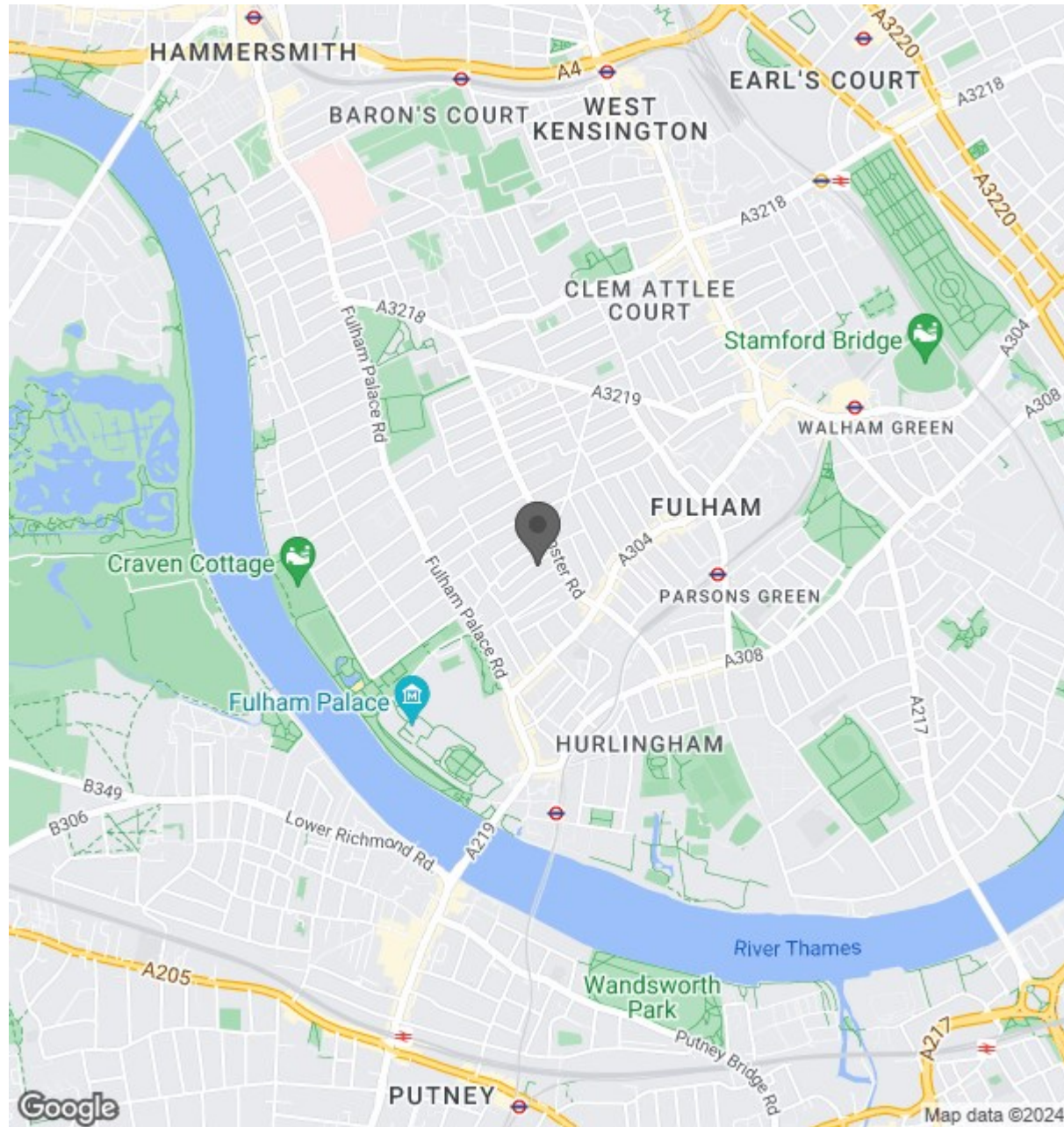
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Location



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Horder Road, SW6
Approximate gross internal area
106.65 sq m / 1148 sq ft



Key:
CH - Ceiling Height



Ground Floor

First Floor

Second Floor

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.
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