

Hazlebury Road, SW6

£1,350,000

BRIK





Hazlebury Road

£1,350,000	3 Bed	1,784	165	F	£78,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A Edwardain family home, in the popular Bury Triangle of Sands End. This freehold house is arranged over four floors and offers 1700sqft of living space (excluding 79sqft of eaves storage). The property has impressive entertaining space comprising a double reception room on the raised ground floor, a further reception at the rear, a ground floor cloakroom, the lower ground floor has the kitchen / breakfast room with integrated appliances, a separate utility room. Double doors open onto an impressive 24ft private rear garden. The first floor has two good-sized double bedrooms, both with built-in wardrobes and a large family bathroom. The top floor has a large double bedroom with access to eaves storage and a large family bathroom on the half landing.

Located in the Bury Triangle area of Sands End, the property is not far from the extremely popular Fulham Arms gastro pub and the restaurants and cafés on the Wandsworth Bridge Road and Parsons Green. The property is also within easy walking distance of South Park, one of Fulham’s largest green spaces which also has an excellent children’s play area and local schools, including L’Ecole des Petits and L’Ecole Marie d’Orliac on its doorstep. The closest underground station is Parsons Green or Fulham Broadway (both District Line, Zone 2) where you can find a plethora of shops and restaurants. There is also Imperial Wharf overground station, where you can take frequent trains North to West Brompton tube station (District Line, Zone 2), and South to Clapham Junction main line station (both one stop) where you can get regular trains to Waterloo and Gatwick Airport. EPC rating – D

- ✓ Three bedrooms
- ✓ Two bathrooms
- ✓ Large kitchen/breakfast room
- ✓ Ground floor WC
- ✓ 24FT Garden
- ✓ Freehold house
- ✓ No onward chain
- ✓ 1784sqft (165sqm) including eaves storage



James Sims

DIRECTOR
18 YEARS EXPERIENCE

020 7384 6790

james@brik.co.uk











FULHAM AREA GUIDE

Sands End

Bordered by the Thames in the south, King’s Road to the north and Wandsworth Bridge Road to the west, Sands End was once the thriving industrial powerhouse of Fulham, with an immense power station (closed in the 1980’s), oil depot, numerous factories and a huge gasworks that still stands to this day and is home to the oldest working gas holder in the world.

Named after the sandy banks of Chelsea Creek or the earliest known landowner, John de Saundeford, depending on who you ask, Sands End has quickly become one of Fulham’s most sought after areas. This is largely due to its position close to the river, one of Fulham’s best parks, South Park and the pretty Victorian terraced properties. Not to mention the proximity of some excellent schools including the Ecole Marie d’Orliac, part of the Lycée group. With the new riverside developments and railway station at Imperial Wharf the area is becoming increasingly popular. Further large developments are planned along the river between Wandsworth Bridge and Imperial Wharf, which will create a new section of river walk way, and new restaurants to compete with the incredibly popular ‘Sands End’ gastro pub which recently won gastro pub of the year.

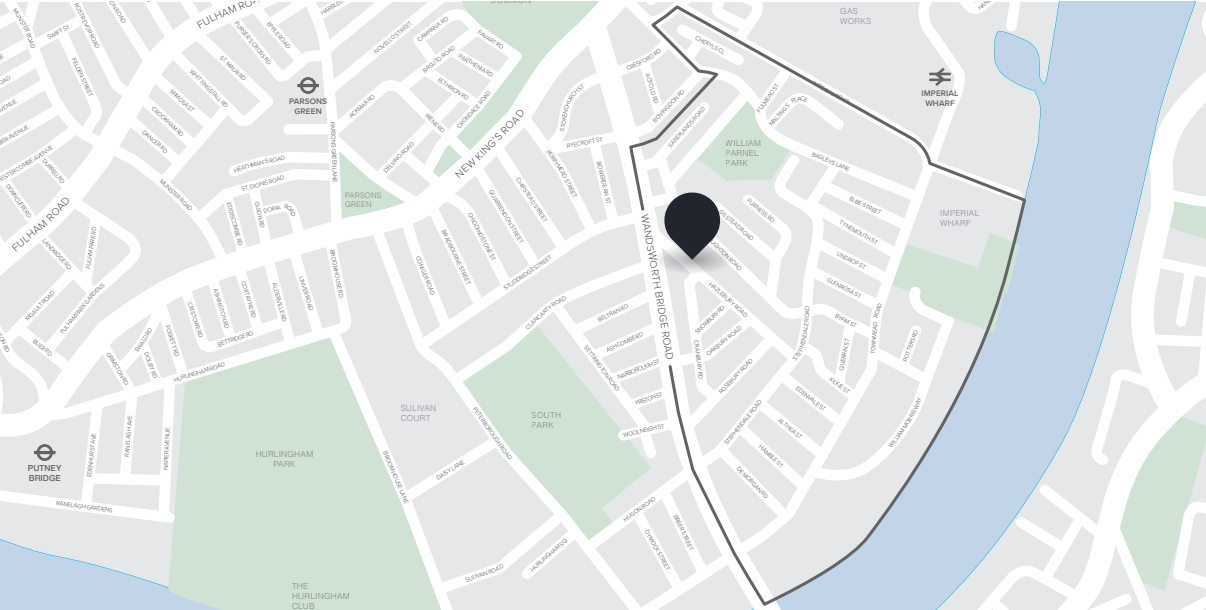
CLOSEST:

- Parsons Green (16 mins)
- Imperial Wharf (13 mins)
- South Park (6 mins)

KEY:

- Property location
- ‘Sands End’ area of Fulham

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1,784
SQ FT

165
SQ M



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