



# HURLINGHAM SQUARE

London SW6



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Nestled in the sought-after Hurlingham Square, this exceptional four-bedroom end of terrace home offers an exquisite blend of contemporary design and modern living.

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|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|  |  |  | EPC |
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Local Authority: Hammersmith and Fulham  
Council Tax band: G  
Tenure: Freehold

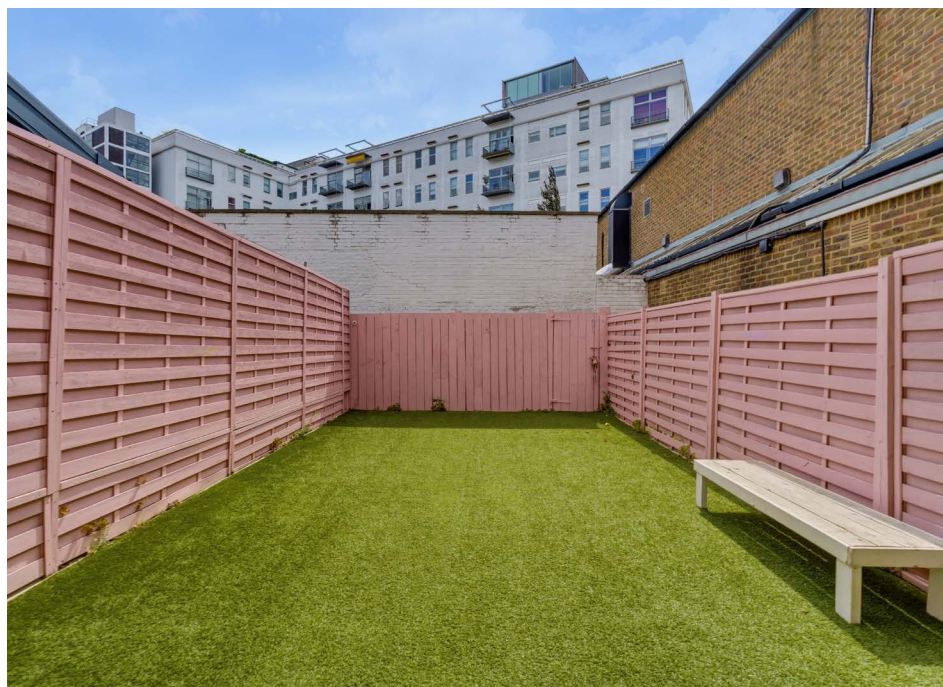
Service Charge: £1,887.54 per annum, reviewed annually, next review due October 2026\*

Guide price: £1,600,000



## A MODERN HOUSE IN A PRIVATE GATED DEVELOPMENT

Refurbished by its current owner, the property has been thoughtfully updated to provide a stylish, move-in-ready space. The ground floor features a spacious reception area that seamlessly flows into a large dining space. With ample natural light streaming through the large windows, the space feels bright and airy, making it perfect for both relaxing and entertaining. The open-plan layout effortlessly extends out to a south-west facing garden, designed for minimal upkeep. The garden is complemented by convenient side access, making it easy to move between the house and outdoor space. Outside, a beautiful cherry blossom tree provides an enchanting outlook from the bedrooms and creates a stunning display each spring. At the heart of the home is a beautifully appointed kitchen, complete with a convenient boiling water tap, offering an effortless alternative to a kettle. A separate utility room provides valuable additional storage and practical space for day-to-day living.





## FOUR DOUBLE BEDROOMS MODERN BATHROOMS

The first floor offers two generously sized double bedrooms, each featuring bespoke fitted wardrobes providing excellent storage. A sleek family bathroom with elegant marble finishes serves this floor.

On the top floor, the home offers two further bedrooms, both benefiting from stylish en suite bathrooms finished with marble detailing. The principal bedroom is particularly impressive, featuring bespoke fitted wardrobes together with a dedicated bespoke shoe wardrobe. The top-floor layout offers a sense of privacy and convenience, making it ideal for both family members and guests.

Further benefits include two private parking spaces, a rare and highly desirable feature in this prime location.

\*Service charge is paid six monthly (£943.77 per six months)  
\*\*Please note that some of the photographs used have been provided by the client of which we have not been able to verify the date taken.





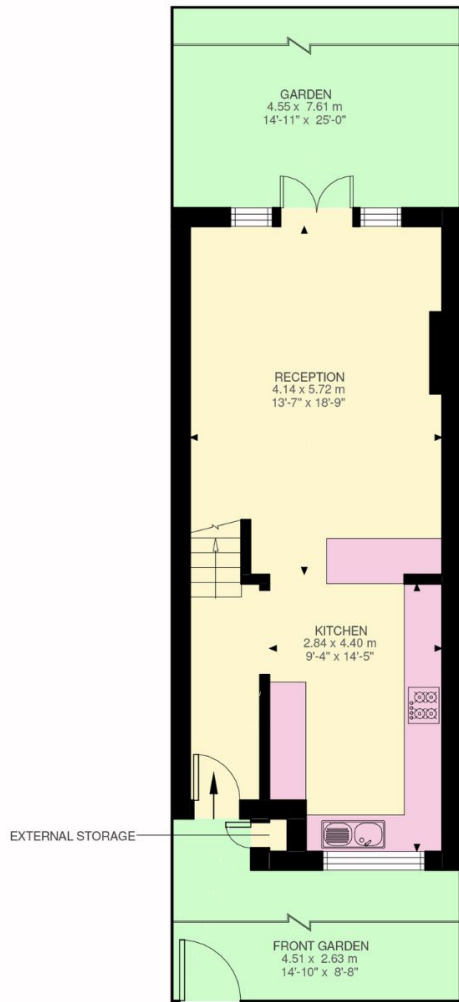
## LOCATION & TRANSPORT LINKS

Hurlingham Square is a desirable, private gated development, located between the expansive green spaces of South Park and the renowned Hurlingham Club.

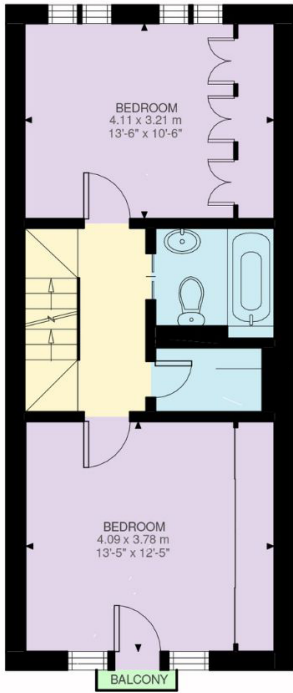
The property is conveniently located near to Parsons Green underground station (District Line), providing access to the city, as well as multiple bus routes, including the number 22 bus.

This sought-after location offers the perfect balance of quiet residential living with the convenience of nearby shops, cafes, and recreational facilities.



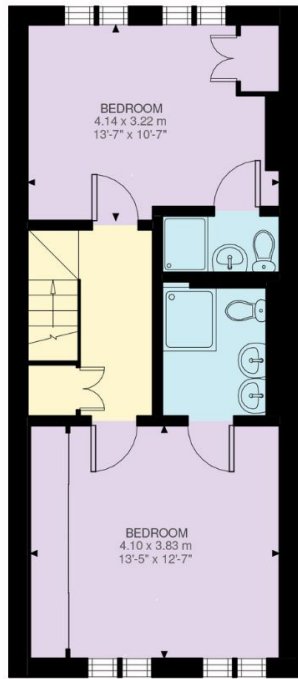


Ground Floor  
431 ft²



First Floor  
461 ft²

UTILITY ROOM  
APPROX  
1.76 x 1.06 m  
5'-9" x 3'-6"



Second Floor  
470 ft²

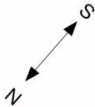


Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.

Approximate Gross Internal Area = 126.63 sq m / 1,363 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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