

# Hurlingham Road, SW6

£2,750,000

BRIK





# Hurlingham Road

£2,750,000 | 5 Bed | 2,120 | 197 | G | £243,750  
 FREEHOLD | HOUSE | SQ FT | SQ M | COUNCIL TAX | STAMP DUTY

An exceptional five bedroom Victorian family house overlooking Hurlingham Park.

This outstanding house has direct views over Hurlingham Park, is arranged over four floors and extends to over 2,100 sq ft of living space. On the ground floor, to the front, is a wider than average reception room with an attractive fireplace and large bay window, a separate W.C, and to the rear is a superb extended kitchen with plenty of space for dining and relaxing. Bi fold doors open onto a private garden. A half basement has been converted to create an additional reception/media room (or 5th bedroom if required), shower room and separate utility room. On the first floor is an impressive principal bedroom with stunning views over Hurlingham Park, ample storage and an en-suite bathroom. There is a further double bedroom and separate shower room on this floor. This unique house has a natural second floor with two further double bedrooms and a modern family bathroom.

Hurlingham Road is conveniently located for the many shops, restaurants, and cafés along New Kings Road and in Parsons Green and benefits from excellent transport links. The property overlooks beautiful Hurlingham Park with its children's playground, tennis courts, and green open spaces. Putney Bridge underground station is approximately 0.3 miles away and Parsons Green underground station is approximately 640m away. The 22 bus connects New Kings Road with Sloane Square and the West End. The area is well known for its wide selection of nursery, primary and secondary schools, including Fulham Prep, Parsons Green Prep, Thomas's Fulham, and Lady Margaret's. EPC rating – C

- ✓ 5 bedrooms
- ✓ 4 bathrooms
- ✓ Reception room
- ✓ Extended kitchen breakfast room
- ✓ Media room
- ✓ Separate W.C
- ✓ Garden
- ✓ Direct views over Hurlingham Park
- ✓ Approx 2,120 sq ft (197 sq m)
- ✓ Council Tax band - G



James Sims  
 DIRECTOR  
 18 YEARS EXPERIENCE  
 020 7384 6790  
 james@brik.co.uk









## FULHAM AREA GUIDE

# Hurlingham Park

“Parsons Green” is located right in the heart of Fulham, and refers to the area immediately adjacent to and encircling Parsons Green itself. It has become very much an up-market brand in itself - distinct from Fulham - and normally comes top of the list for people looking to buy.

The roads surrounding the area are lined with pretty Victorian terrace houses (and in some cases flats) and are some of the most desirable and in demand properties Fulham has to offer. The Peterborough Estate, sitting just to the South of the Green, holds some of the most expensive properties in Fulham and has no doubt powered the area into the most recognisably up-market area of Fulham. Indeed (with only a few exceptions) the closer you get to Parsons Green the more you'll be expected to pay.

One of the many reasons Parsons Green is so popular are its brilliant transport links. It has its own underground station (Parsons Green, District Line Zone 2) just North of the green itself.

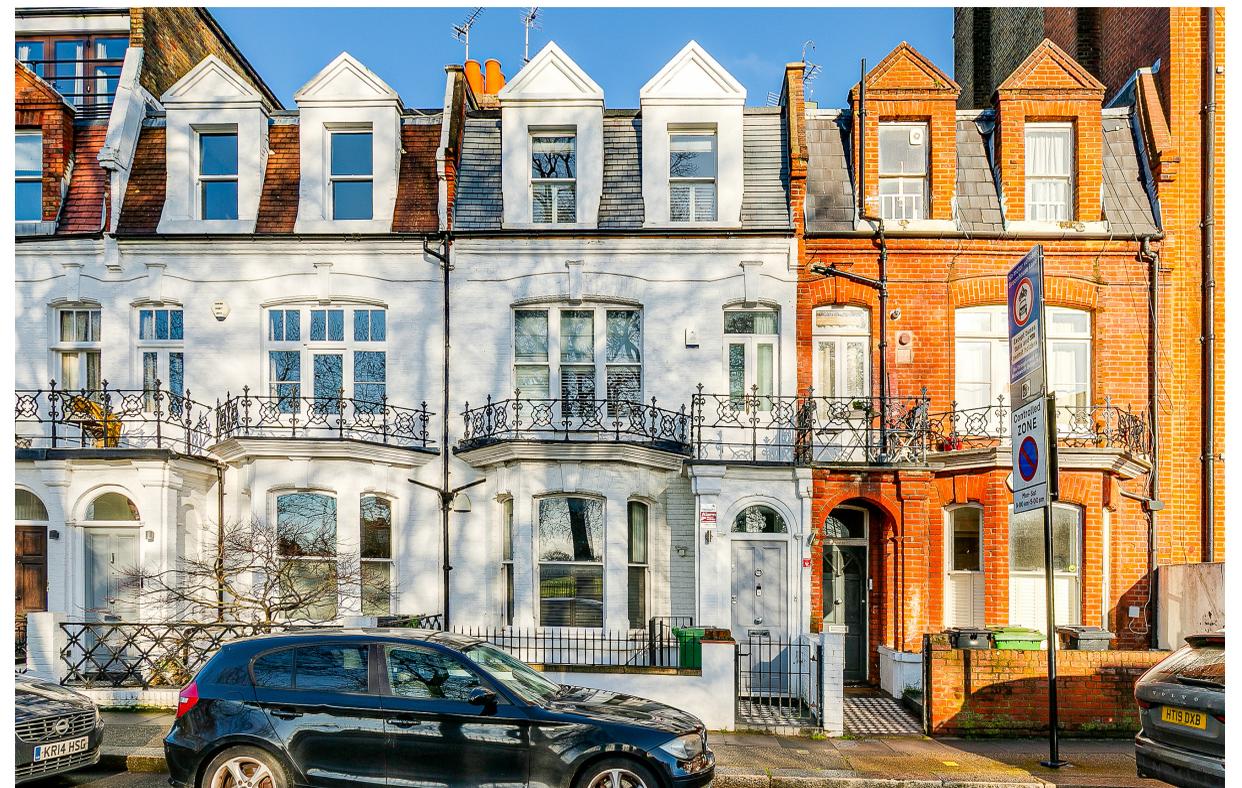
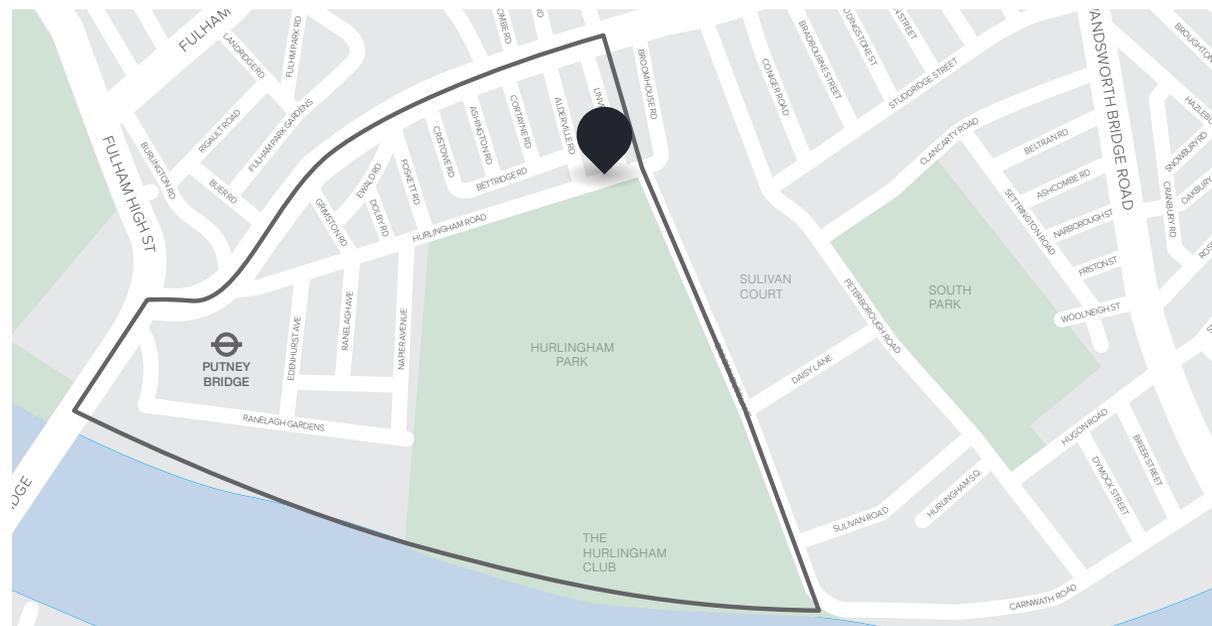
### CLOSEST:

- 📍 Parsons Green (🚶 8 mins)
- 🚶 Putney Bridge (🚶 10 mins)
- 📍 Hurlingham Park (🚶 1 mins)

### KEY:

- Property location
- ‘Hurlingham Park’ area of Fulham

[Read all our Fulham area guides here](#)





Important notice Brik give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk