Hugon Road, SW6

£550,000

BRIK

P
Mon - Sat
9 am - 5 pm
Permit holders
or
Pay by phone
020 3292 9230
quoting location
17719
or
Pay at machine
Display ticket
Max stay 8 hours
5
TRICK
or
TREAT

Hugon Road

£550,000	1-2 Bed	653	60.66	D	£17,500
LEASEHOLD	FLAT	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A spacious first floor flat with planning permission granted to extend, adding an additional floor.

This well presented first floor flat offers over 650 sq ft of living space and can be configured as a large one bedroom or a two bedroom property. The space comprises a large reception room or bedroom at the front, a further double bedroom, bathroom, and a kitchen breakfast room or an open plan living space at the rear of the property. Planning permission is granted to enable a new owner to extend, adding another floor above, creating additional living space if required. Ref: 2025/02211/FUL. The property is being sold with a share of freehold, as well as the demised airspace above the property.

Hugon Road is part of a small cluster of roads located in the south of Fulham close to the river. The real benefit of this quiet residential area is the proximity to one of Fulham's largest parks, South Park, which is complete with tennis courts and a children's play area. There are also several excellent schools close by (including Thomas's Fulham, L'Ecole Marie d'Orliac) and a nursery in South Park itself. EPC rating - E

- ✓ 1-2 bedrooms
- ✓ 1 bathroom
- ✓ Reception
- ✓ Kitchen dining room
- ✓ First floor flat
- ✓ Share of freehold
- ✓ Planning permission granted
- ✓ Residential street
- ✓ Approx. 653 sq ft (60.66sq m)
- ✓ Council tax band - D

Jessica Galletta

SALES ASSOCIATE
+8 YEARS EXPERIENCE

020 7384 6790

jess@brik.co.uk

Vaillant

FULHAM AREA GUIDE

South Park

The streets around South Park are somewhat varied in character, with the small grid of seven roads between the park and Wandsworth Bridge Road being the most sought after. Two brilliant schools grace this area, Thomas's on Hugon Road and the Lycee Francais on Clancarty Road, drawing in families from right across London.

The park itself opened in 1904, having previously been farming land. Used as a training ground in World War II, when air raid shelters were also installed, it's now home to Fulham's only public cricket ground and four tennis courts.

Quiet streets close to South park and not too far from Parsons Green. Better value than property closer to Parsons Green.

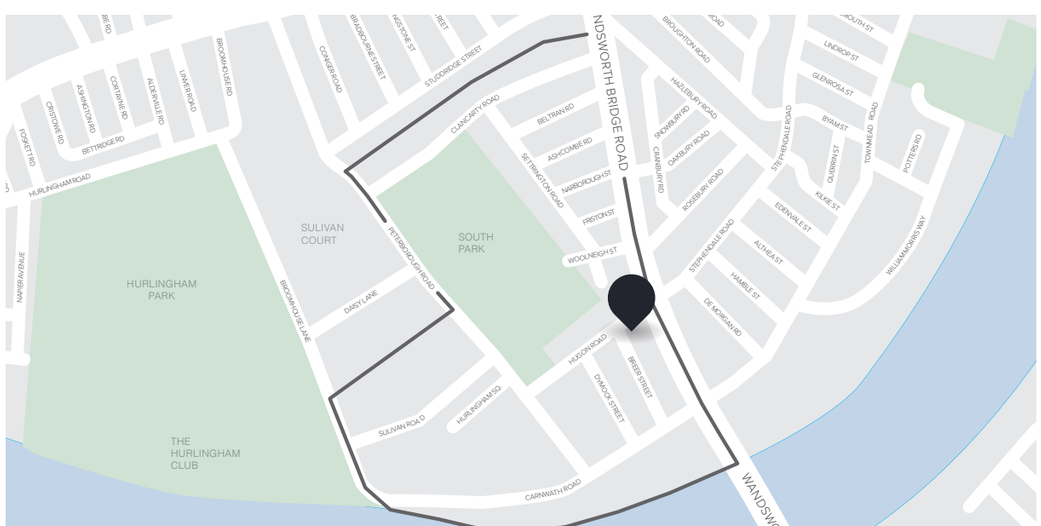
TRANSPORT:

- Parsons Green (🚶 18 mins)
- Imperial Wharf (🚶 15 mins)
- Wandsworth Town (🚶 15 mins)

KEY:

- Property location
- 'South Park' area of Fulham

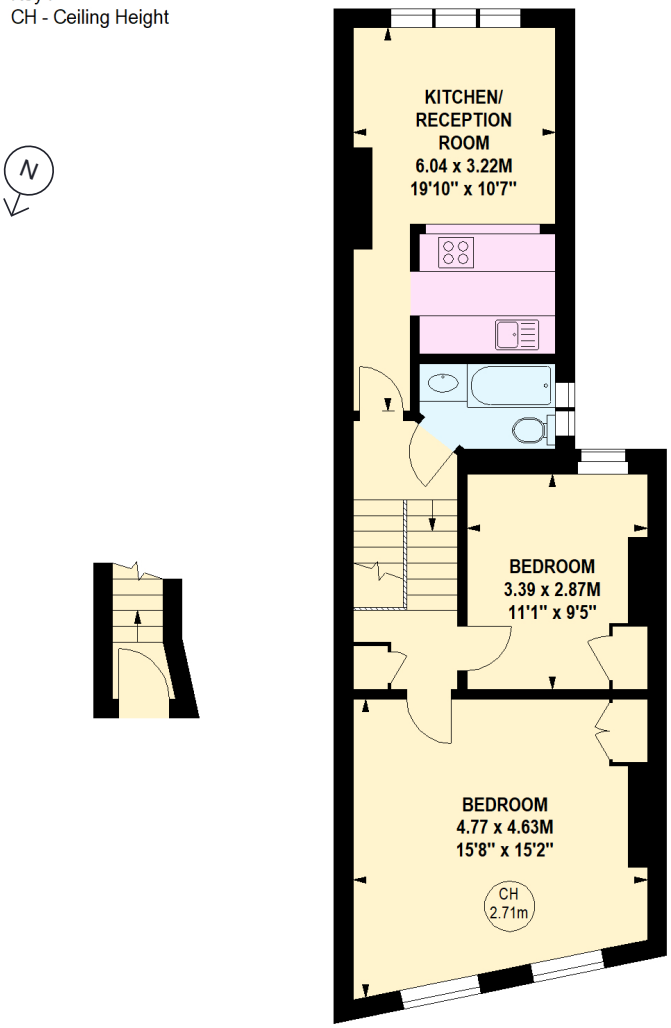
Read all our Fulham area guides here



BRIK

653 SQ FT | 60.66 SQ M

Key :
CH - Ceiling Height



Ground Floor Entrance

First Floor

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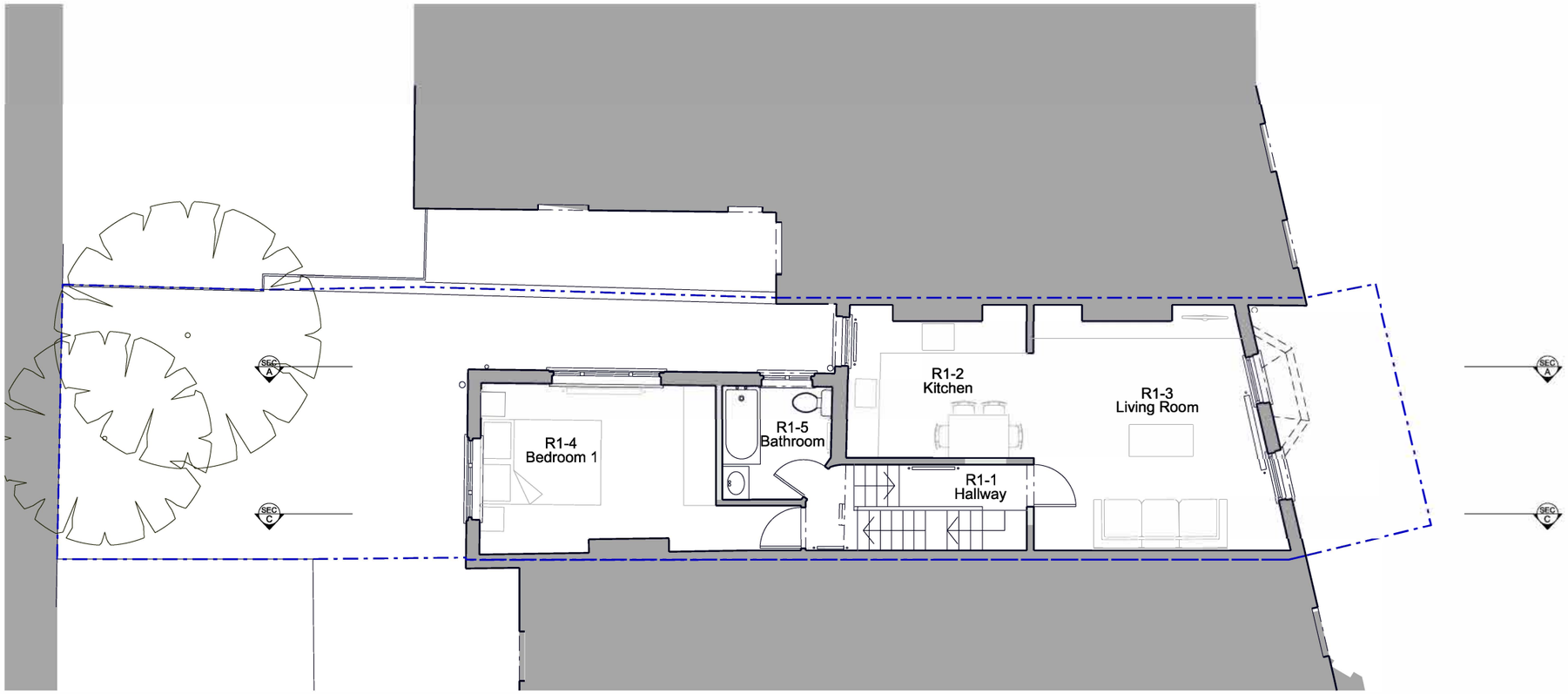


Proposed First Floor Plan

0m 1m 2m 4m

N

Legend

proposed

existing

assumed boundary

1. This drawing is not for construction. Do not scale from this drawing.
2. It is the contractor's responsibility to ensure that design principles, calculations, drawings and final construction must conform to the current building regulations, the CDM regulations and the relevant british or european codes of practice as appropriate
3. The contractor must verify all site dimensions, drawings, details and specifications and report any discrepancies to the architect before proceeding with any work.
4. All specified items are to be installed in accordance with the manufacturer's recommendations.
5. The drawing is to be read in conjunction with the other relevant consultants drawings.
6. This drawing is copyright of the architect.

Drawing Status:

Planning

Revision		Date
-	First issue	17.02.2025
A	Revisions to planning comments	19.11.2025

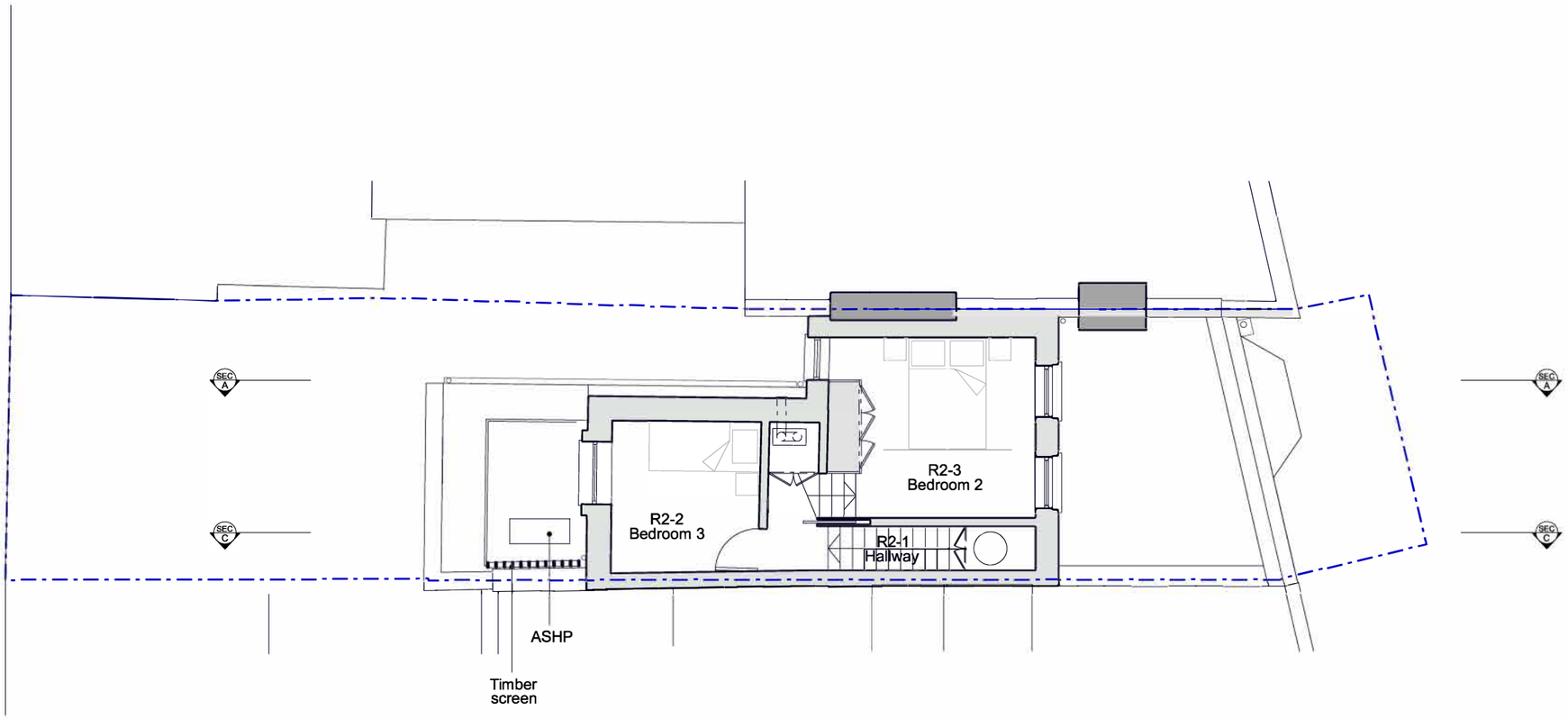
prewett bizley architects
118a London Wall London EC2Y 5JA 020 7256 2195
rp@ prewettbizley.com www.prewettbizley.com

Drawing

Proposed First Floor Plan

Scale	Date
1:100 @ A3	July 2024

Drg. no.	Revision
254 P2 01	A



Proposed Second Floor Plan

Legend

proposed

existing

assumed boundary

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Drawing

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0m 1m 2m 4m