

Hugon Road, SW6

£1,200,000

BRIK





Hugon Road

£1,200,000	2 Bed	1,098	102	F	£63,750
FREEHOLD	HOUSE	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

Planning Permission Granted to Extend to a 5 Bed House c.1,690sqft .Ref. 2025/01075/FUL

The property is currently arranged over two floors and extends to almost 1,100 square feet (102sq m). The ground floor has a double reception room with a bay window which floods the room with natural light, a kitchen and a study / dining room at the rear. Doors from the reception and rear room onto a private garden. The first floor has two double bedrooms and two bathrooms. There is also further potential to add a significant extension — Planning permission was granted in 2025 to add a side and rear extension, loft conversion, a pod room and extend the first-floor rear addition, converting this house into a 5 bedroom family home. Ref. 2025/01075/FUL.

- ✓ 2 bedrooms
- ✓ 2 bathrooms
- ✓ Double reception room
- ✓ Kitchen
- ✓ Dining room/study
- ✓ Freehold
- ✓ Private garden
- ✓ Planning permission granted
- ✓ Approx. 1,098 sq ft (102 sq m)
- ✓ Council tax band - F

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



Mathew Goss

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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.

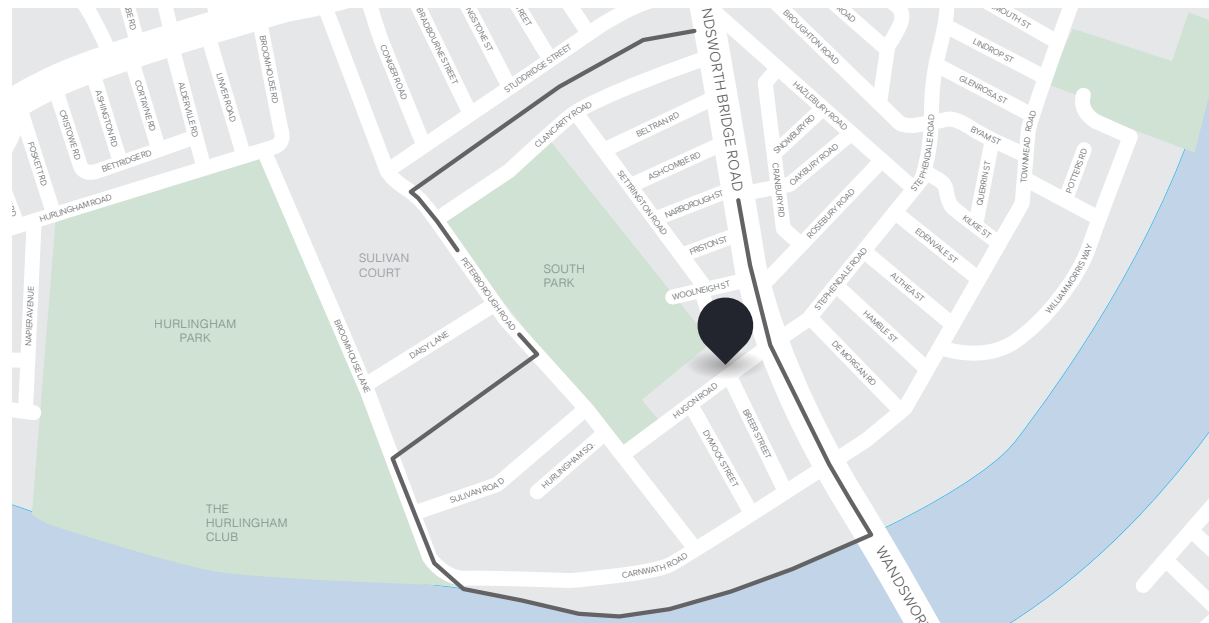
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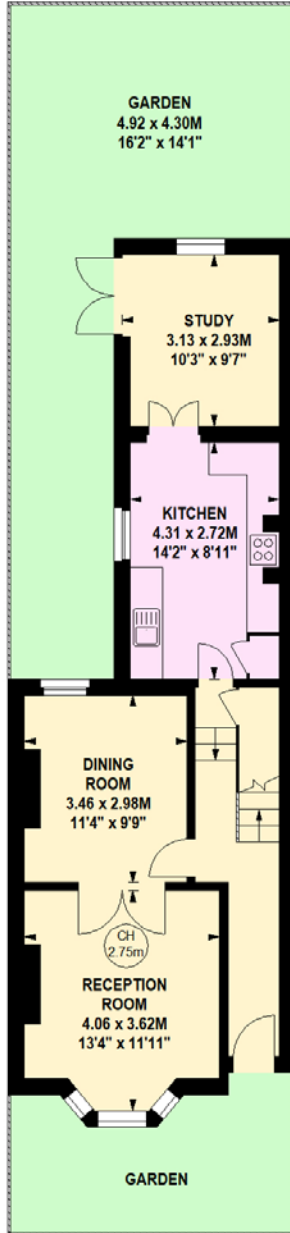
- 🚶 Parsons Green (🚶 18 mins)
- 🚶 Imperial Wharf (🚶 15 mins)
- 🚶 Wandsworth Town (🚶 15 mins)

KEY:

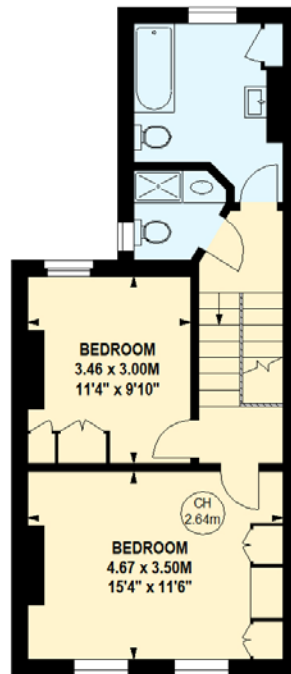
- 📍 Property location
- 'South Park' area of Fulham

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Ground Floor

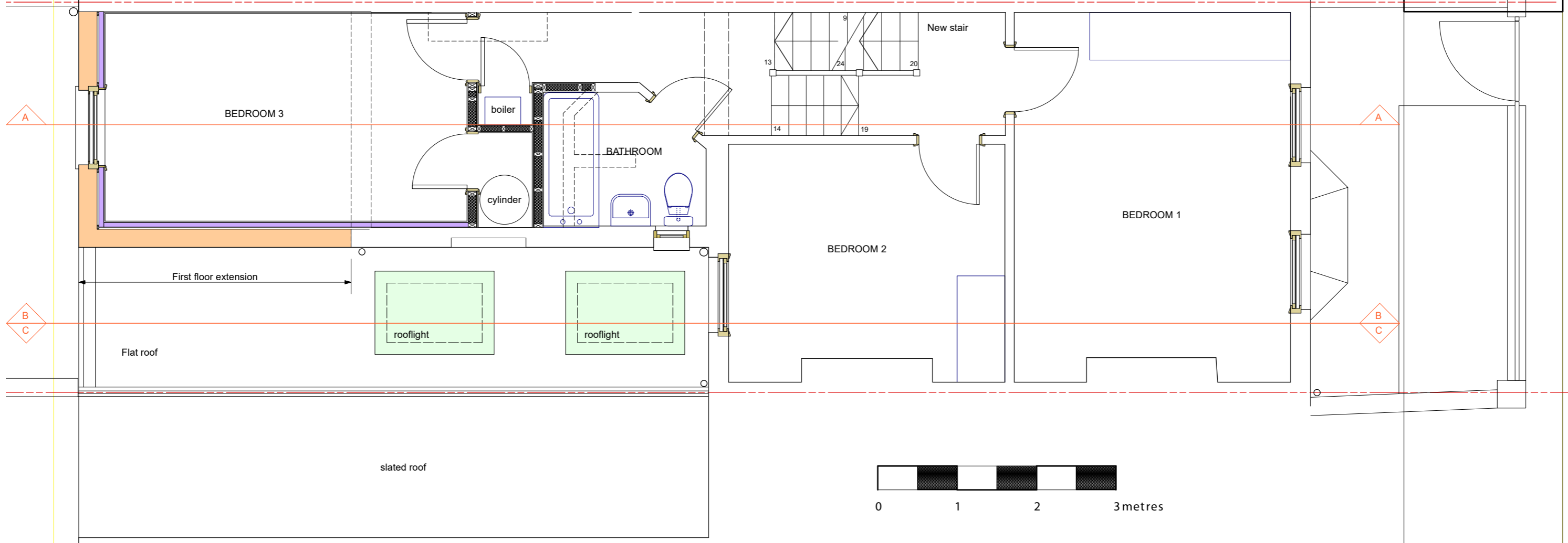


First Floor

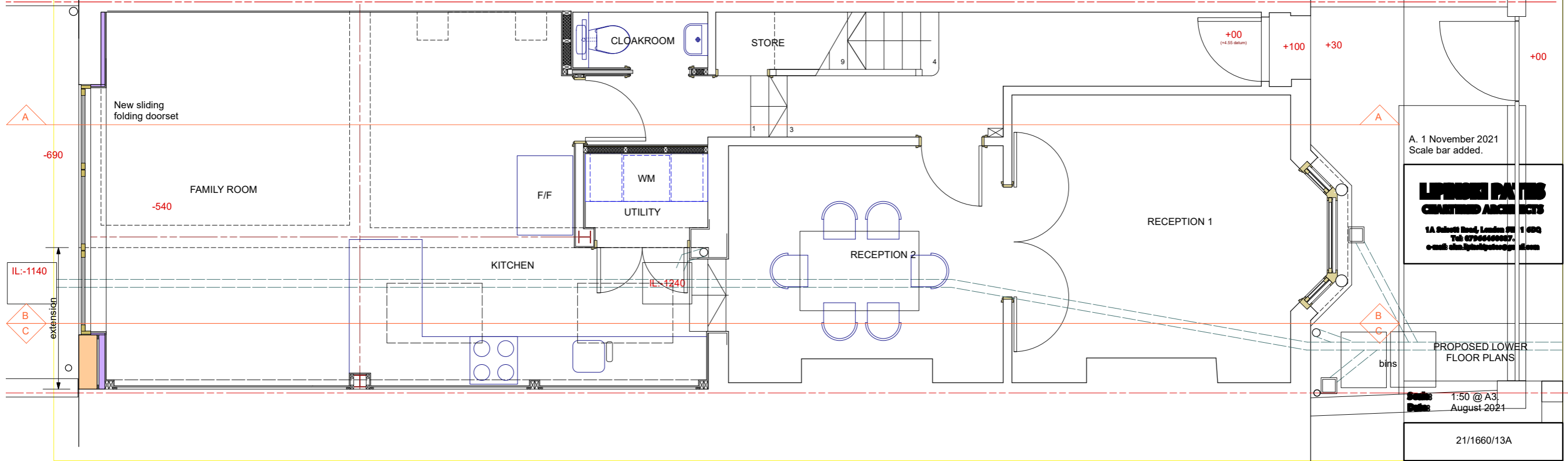
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FIRST FLOOR



GROUND FLOOR



A. 1 November 2021
 Scale bar added.

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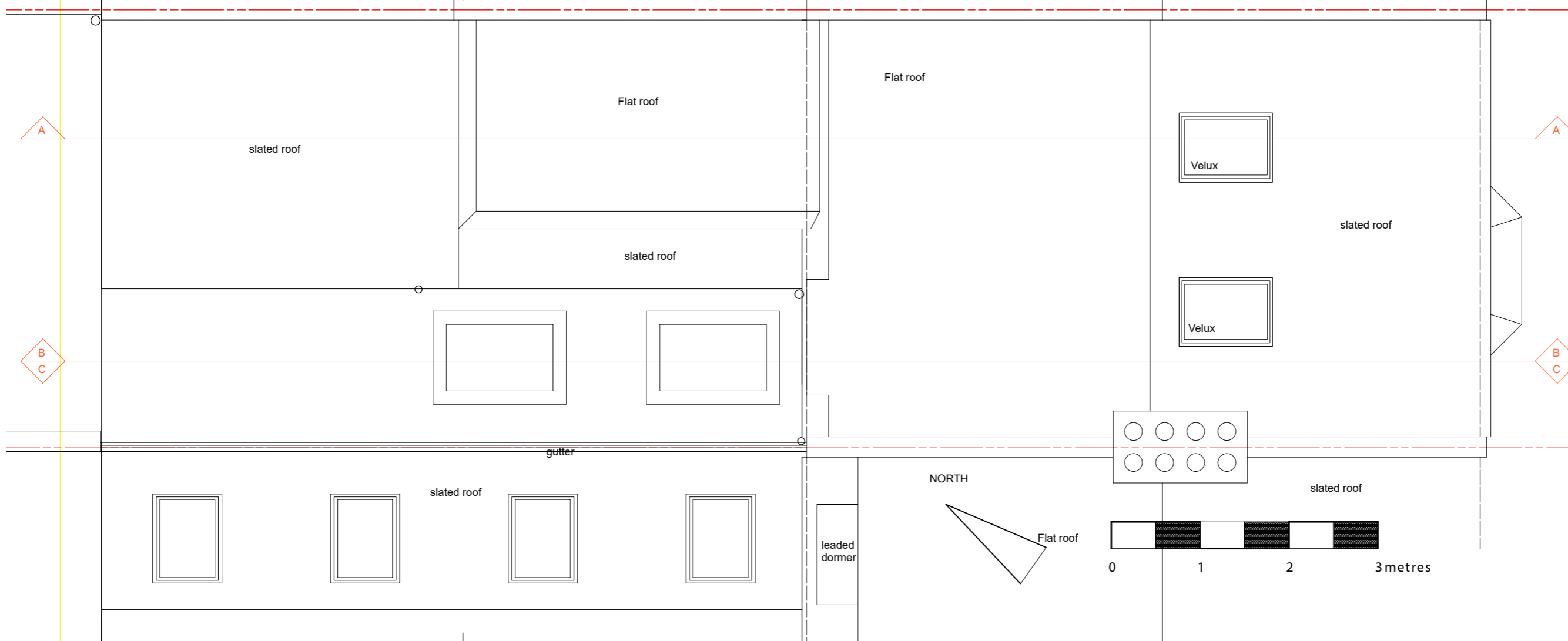
PROPOSED LOWER
 FLOOR PLANS

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 Date: August 2021

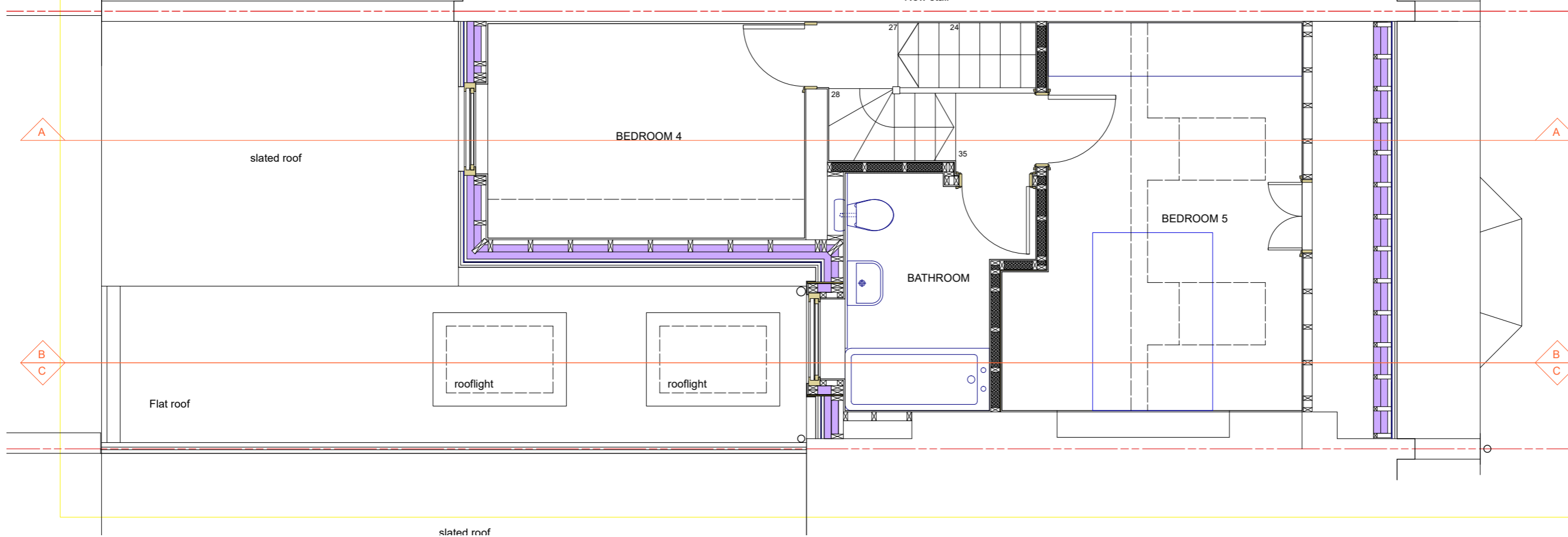
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ROOF PLAN



SECOND FLOOR



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PROPOSED UPPER FLOOR
AND ROOF PLAN

Scale: 1:50 @ A3.
Date: August 2021

21/1660/14