



HURLINGHAM SQUARE, LONDON, SW6 £5,750 PER MONTH UNFURNISHED

A four bedroom family house, in the sought after Hurlingham Square, which is presented to the market in immaculate condition and spans over 1800 sq ft set over three floors.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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The house has a discreet approach through its own front garden. The ground floor comprises an impressive open plan kitchen/living room which flows through to a naturally lit sitting room which has doors opening onto an impressively large West-facing garden. The kitchen overlooks Hurlingham Square and is equipped with top of the range appliances.

On the first floor there is a double bedroom to the rear which has a built-in wardrobes and an ensuite shower room. There is a well thought out study room with bespoke joinery. There is a further double bedroom to the front which could also be used as an additional sitting room/library and enjoys leafy views across the square. The second floor comprises the master suite which has the luxury of built-in wardrobes/a dressing area and an elegant ensuite shower room with twin basins and WC. There is also a further double bedroom with an ensuite shower-room.

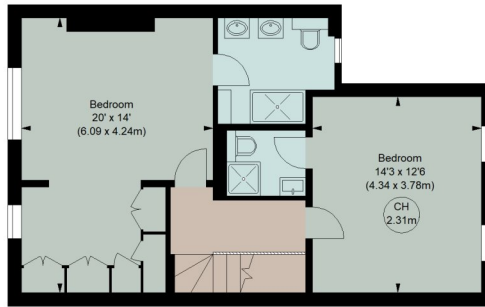
The spacious garden faces west and has a large storage shed and a gate giving easy access to Sullivan Road. There are two off-street parking spaces which are conveniently located in front of the house.

Hurlingham Square is a delightful and well-maintained gated development, built around a lovely central garden square. The development is a short walk from the green expanses of Parsons Green and nearby South Park. The French Schools and Thomas' School are a few minutes' walk away. The many shops and

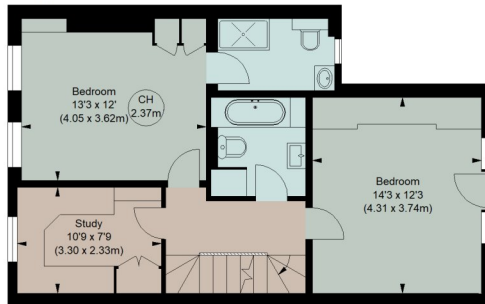




HURLINGHAM SQUARE, SW6
 Approximate gross internal area
 1820 sq ft / 169.08 sq m

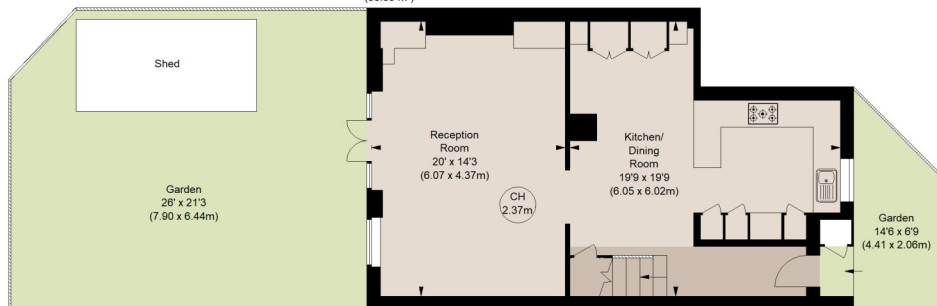


SECOND FLOOR
 (56.53 m²)



FIRST FLOOR
 (56.89 m²)

Key :
 CH - Ceiling Height



GROUND FLOOR
 (55.69 m²)

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Deposit: £7,961.54

Council Tax Band: G

EPC: Energy rating C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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