

# A fantastic four/five bedroom house that has had extensive works carried out recently.

This house offers flexibility in bedroom and living space and provides accommodation over four floors. With a large garden and potential to extend in future.



2 RECEPTION ROOMS



**4 BEDROOMS** 



2 BATHROOMS



**FREEHOLD** 



1,556 SQ FT



**GUIDE PRICE £1,550,000** 



## The property

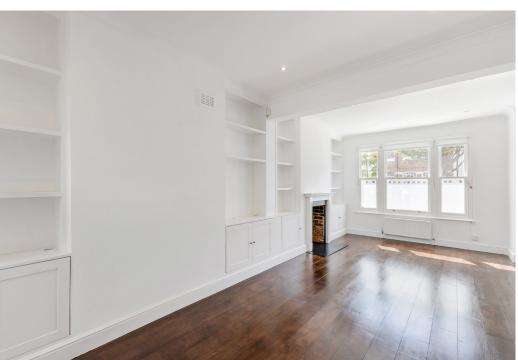
This delightful property has undergone extensive renovation works with new kitchen, bathrooms and further works throughout.

The house is currently laid out as a double reception room on the ground floor, benefitting from hardwood floors, the kitchen is brand new and has French doors out to the large, decked garden. There is a study/bedroom located on the half landing between the kitchen and reception room. Upstairs there are four double bedrooms and a large family bathroom with a shower and freestanding bath. There is another shower room on the top floor.

#### Location

Hazlebury Road is a popular residential street convenient for the various shops, bars and restaurants on Wandsworth Bridge Road as well as Thomas's School and Marie D'Orliac. The green spaces of South Park, Hurlingham Park, Eel Brook Common and Parsons Green are nearby.

The closest tube station, Fulham Broadway, is 0.7 miles away. Imperial Wharf station (Overground) is 0.4 miles away.













IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not have prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. Botographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

### Floorplans

**Gross internal area** 1,556 sq ft (144.6 sq m) For identification purposes only.

#### General

Tenure: Freehold

Local Authority: The London borough of

Hammersmith and Fulham

Council Tax: Band G

EPC Rating: D

Parking: Residents parking permit available

Broadband: Installed

# Fulham

701 Fulham Road, London SW6 5UL

020 7731 7100

fulham@struttandparker.com struttandparker.com



