



HEREFORD SQUARE, LONDON, SW7

£6,250,000

Carter Jonas

HEREFORD SQUARE, LONDON, SW7

With lovely period features such as high ceilings and large windows, in its current configuration, this house could easily be moved straight into with some cosmetic updates but also offers the flexibility for changing the layout to suit if a buyer was seeking a bigger project.

Hereford Square runs west off Gloucester Road and is convenient for the diverse and extensive amenities of the immediate area as well as easy access around London and beyond by road and rail.

Entrance hall, double reception room, dining room, fully fitted kitchen/breakfast room, principal bedroom with en-suite bathroom & separate shower, 4 further double bedrooms, study, 2 further bathrooms, shower room, utility room, cloakroom, balcony, terrace.

AMENITIES

- 5 Bedrooms
- Double reception room
- Dining room
- Kitchen/breakfast room
- Utility room
- Balcony
- Terrace
- 4 Bathrooms
- Council Tax Band H

TENURE Freehold

LOCAL AUTHORITY Kensington & Chelsea

EPC BAND D





Hereford Square

Approximate Gross Internal Area = 310.3 sq m / 3340 sq ft
 Loft = 38.7 sq m / 416 sq ft (Including Eaves)
 Total = 349.0 sq m / 3756 sq ft
 Including Limited Use Area (24.0 sq m / 258 sq ft)



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID899661)

Energy Efficiency Rating		Current	Potential
*Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	55	72
(39-53)	E		
(21-38)	F		
(1-20)	G		
*Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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