



HARBORD STREET, LONDON, SW6

£2,250,000

Carter Jonas

HARBORD STREET, LONDON, SW6

AMENITIES

- Fantastic family house
- 5 double bedrooms
- Good sized garden
- Extended kitchen dining room
- 3 bathrooms
- Quiet Road
- Close to River & Park

An immaculate extended period house featuring a bay fronted double reception room with wood floors, feature fireplace and plantation shutters to the front of the house. The accommodation flows via a utility room and guest WC to the stunning kitchen/dining/reception room with bi-fold doors opening onto the beautiful garden with shed. To the rear of the first floor is the spacious principal bedroom, overlooking the garden, with fitted wardrobes and ensuite bathroom. A family shower room and two further double bedrooms completes the first floor. On the top floor are the fourth and fifth double bedrooms and a shower room with further utility space and ample eaves storage.

Harbord Street is a popular residential street in the bishops Park conservation area with Bishops Park and leafy riverside walks nearby. Putney Bridge tube station (District line) (0.9 mile) is within easy walking distance as are the good local shops and restaurants along the river.

TENURE Freehold

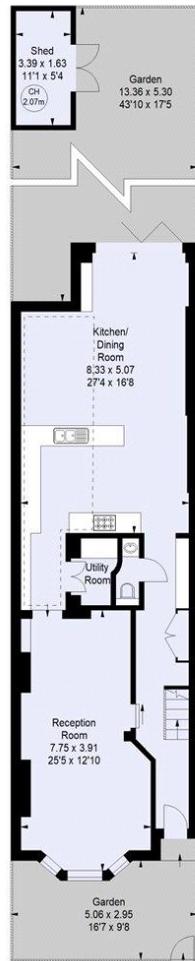
LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C

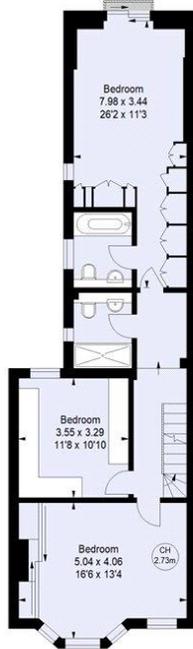
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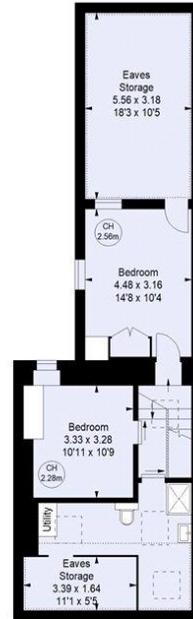




Ground Floor
87.0 sq m / 936 sq ft



First Floor
72.7 sq m / 783 sq ft



Second Floor
69.4 sq m / 747 sq ft

Harbord Street, SW6

Approximate Floor Area = 229.2 sq m / 2467 sq ft
 Shed = 5.6 sq m / 60 sq ft
 Total = 234.7 sq m / 2526 sq ft
 Including Limited Use Area (27.9 sq m / 300 sq ft)

= Reduced head height below 1.5m

This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	73	82
(55-68)	D		
(39-54)	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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