



Heathcote Gate, Hurlingham, SW6

Asking Price: £2,000,000

Benham
& Reeves

Heathcote Gate, Hurlingham, SW6

 5 Bedroom (s)  4 Bathroom (s)  Freehold

An immaculately presented five bedroom, four storey house set within a private, gated development. The ground floor accommodation consists a large separate lounge, a separate office space, a guest WC and a bright open plan kitchen/dining room with doors leading out on to a south facing secluded paved garden. The first floor consists a spacious second reception with access to a south facing balcony, a W.C and a double bedroom with fitted wardrobes and two Juliet balconies. To the second and third floor you have a further four double bedrooms, two of which include well finished ensuite bathrooms and a large family bathroom. Additional benefits include natural wooden flooring, tiled flooring to the entrance hall and bathrooms, modern fixtures and fitting with a real feeling of space and character.

Heathcote gate is located on Sullivan Road, a quiet street located between Hurlingham Park and South Park in the heart of Fulham, a vibrant area in West London. This development is characterized by its blend of contemporary architectural design and modern amenities, providing a high standard of living for its residents. This area is known for its desirable residential properties, tree lined streets, and proximity to the River Thames.

The nearest underground station is Parsons Green (approximately 0.7 miles) and there is an excellent bus route along the New Kings Road in to Chelsea and the West End (approximately 0.5 miles). The area has an excellent selection of nursery, primary and secondary schools including Pippa Pop Ins, Thomas's Fulham and Lady Margarets.





Property Features:

- 5 Bedrooms
- 3 Bathrooms
- 2 WCs
- Benefits from a Secluded Courtyard Garden
- Set in a Private Gated Development
- Four Storey End of Terrace
- Off-Street Parking
- A Short Walk from The River Thames
- Parsons Green Station - District Line (0.8 Miles)



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HEATHCOTE GATE

APPROXIMATE GROSS INTERNAL FLOOR AREA 1194 SQ.FT (185.3 SQ.M)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	89	89
(69-80) C		
(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	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price: £2,000,000

Tenure: Freehold

Anticipated Rent: £6,500.00 pcm
Approx. 3.9 % Yield

Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: NIN240128

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E: hammersmith.sales@benhams.com

W: www.benhams.com

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