

# Hildyard Road

West Brompton, SW6



## A superb 1st and 2nd floor maisonette with private outside space and the potential to add another floor, subject to necessary consents.

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Extending to 1148 sq ft, this is a very well presented flat which has been opened up to create fantastic open plan reception space with a high ceiling; this is the perfect space in which to relax or entertain. On the 2nd floor there is a very good master bedroom with en-suite bathroom towards the front with another double bedroom and shared bathroom adjacent. On the half-landing there is a small 3rd bedroom which could also be used as a home office. Also at the rear is a south-facing balcony which is lovely in the summer months.

Hildyard Road is a peaceful residential street located just off Seagrave Road. There is a wide array of shops, bars and restaurants within easy reach. West Brompton overground and underground station is very close by.



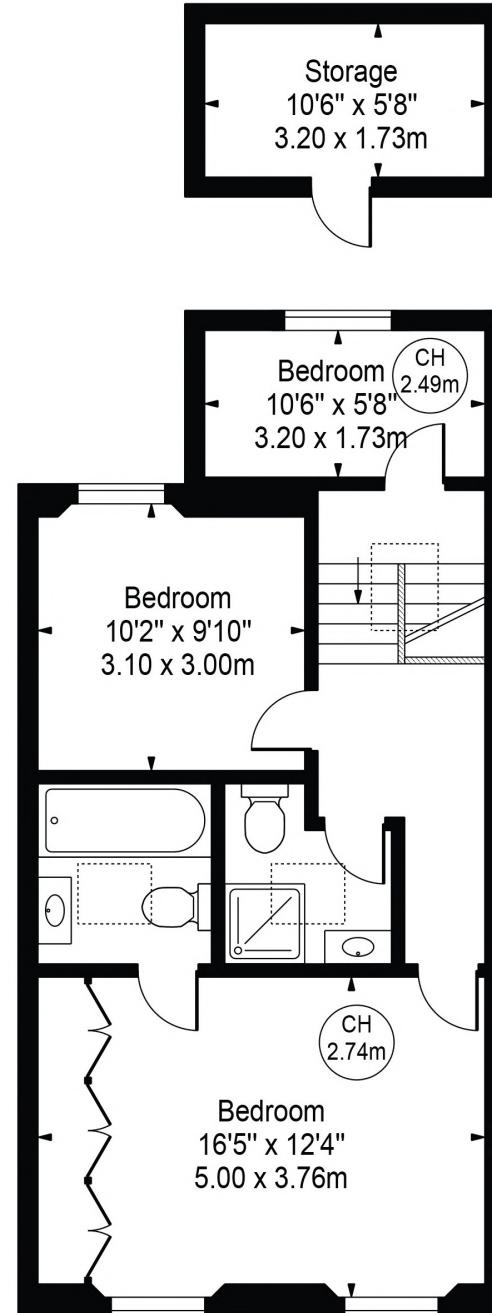
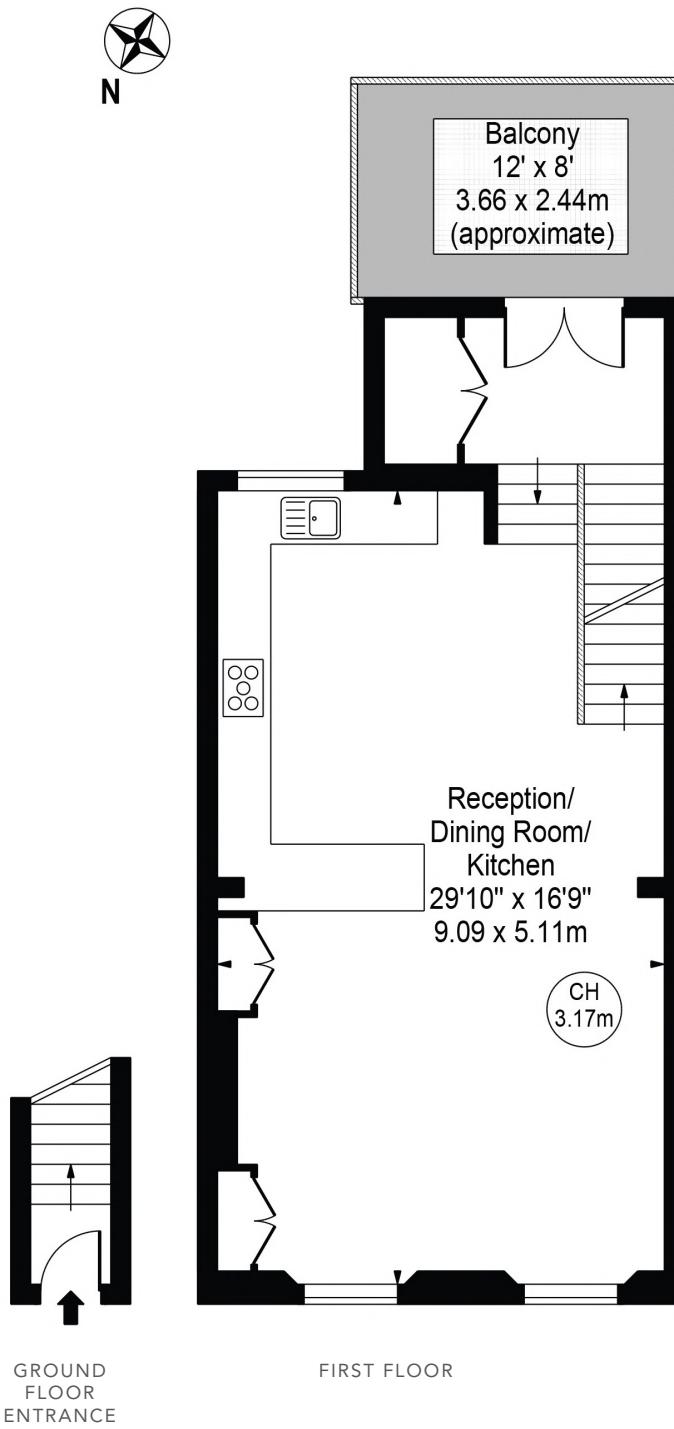








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#### APPROXIMATE FLOOR AREA

Gross Internal Area 1148 Sq Ft / 106.65 Sq M  
Gross Internal Area Of Storage 60 Sq Ft / 5.54 Sq M

ASKING PRICE  
£995,000

TENURE

Leasehold with a share of the freehold: 125 years from 1 March 1999

SERVICE CHARGE  
Approx £480 Per Annum  
40% of outgoings

EPC  
D

COUNCIL TAX BAND  
F

LOCAL AUTHORITY  
Hammersmith and Fulham

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