



**HILDYARD ROAD, LONDON, SW6**  
£800,000

**Carter Jonas**

# HILDYARD ROAD, LONDON, SW6

A superbly located lower ground floor flat featuring a spacious bay fronted reception/dining room, well equipped semi open plan kitchen, principal bedroom with fitted wardrobes, en suite shower room and direct access to the patio garden.

A further double bedroom which opens onto a courtyard patio and bathroom completes this fabulous property. Further benefits include significant storage vaults.

Hildyard Road is a quiet residential street in West Brompton ideally located for the shops, bars and restaurants of Fulham Broadway and Earls Court. Multiple transport options, include West Brompton (Overground Line) is 0.2 miles, Fulham Broadway Underground Station (District Line) is 0.6 miles and Earls Court Underground Station (District and Piccadilly Lines) is 0.7 miles.

## A FABULOUS TWO BEDROOM PATIO GARDEN FLAT IN A GREAT LOCATION.



### AMENITIES

- 2 Bedrooms
- 2 Bathroom
- Reception Room
- Kitchen
- Patio Garden

**TENURE** Leasehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

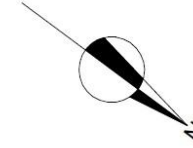




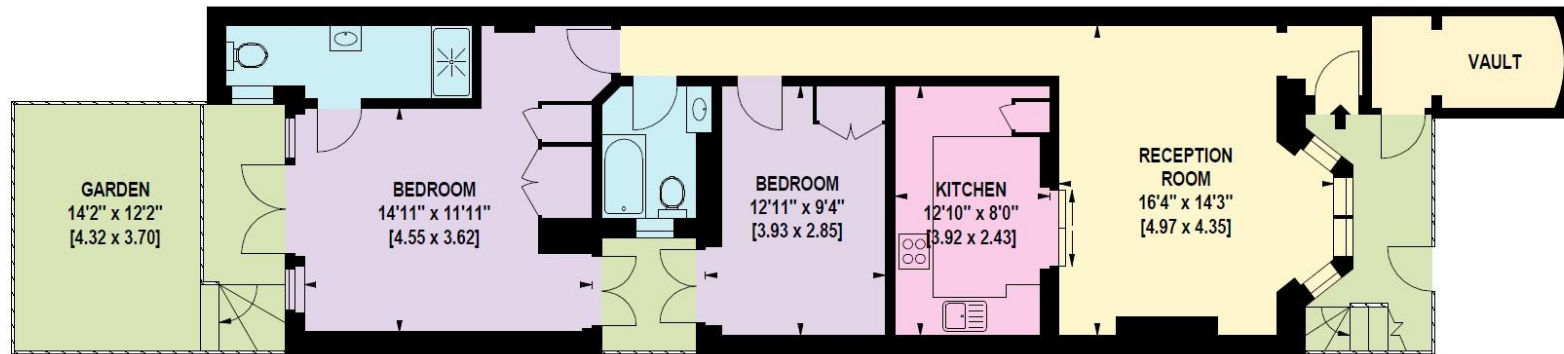
## Hildyard Road, SW6

Approximate Gross Internal Area: 81.01 Sq. metres  
872 Sq. feet

Approximate Gross Garden Area: 24.62 Sq. metres  
265 Sq. feet



Key :  
CH - Ceiling Height



### LOWER GROUND FLOOR

Illustration for identification purposes only, not to scale.  
All measurements and areas are approximate, and include wardrobes and window bays where appropriate.  
This Floorplan has been prepared in accordance with the current edition of the RICS code of measuring practice.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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