



**HURLINGHAM COURT MANSIONS, SW6**  
**£650,000 LEASEHOLD**

**A fantastic opportunity to purchase an unmodernised two bedroom flat in Hurlingham Court Mansions with incredible views across Hurlingham Park spanning just shy of 800 sq. ft.**

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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**DESCRIPTION:**

The property comprises a large reception room, two double bedrooms, one with a balcony, served by a bathroom. There is a separate eat in kitchen.

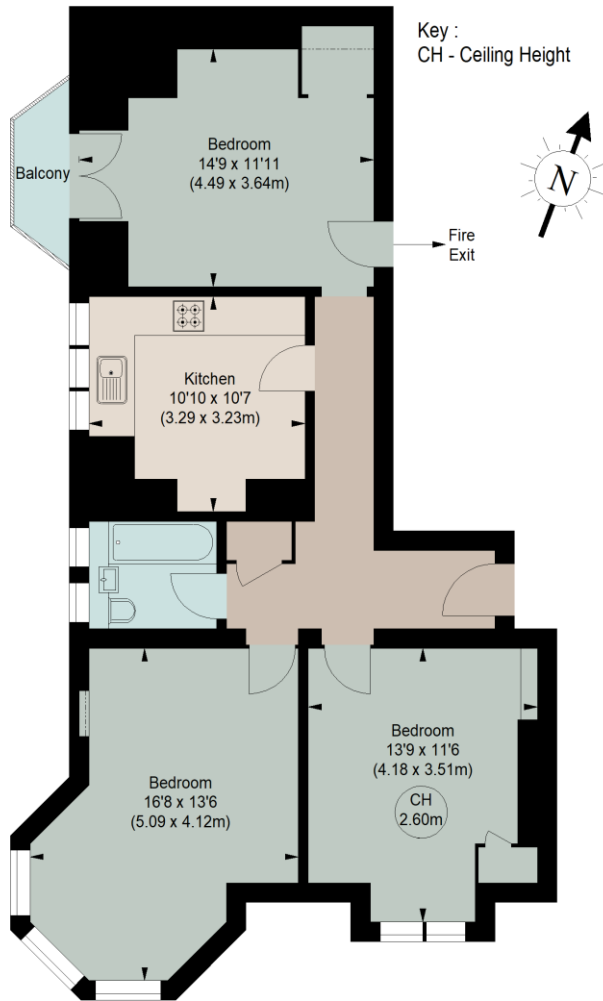
Hurlingham Court Mansions is one of the best maintained mansion blocks in Fulham. Located on the corner of Hurlingham Road and Linver Road, the flat overlooks Hurlingham Park, close to Parsons Green underground station and the shops and restaurants along New Kings Road from where the 22 bus takes you up to Sloane Square





# HURLINGHAM COURT MANSIONS, SW6

Approximate gross internal area  
763 sq ft / 70.88 sq m



## FOURTH FLOOR

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	50
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 999 year and 0 months

**Service Charge:** £5723 per annum (approx. 50% = sinking fund)

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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