



Hugh Street, London  
SW1V

150  
YEARS

HAMPTONS  
INTERNATIONAL

Please note, the furniture in this image has been virtually staged

# A charming Victorian freehold family house with its own Garden

**Hamptons International**  
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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Entrance Hall | Double Reception Room | Dining Room | Conservatory | Separate Kitchen/Breakfast Room | Three Bedrooms | Two Bathrooms (One En Suite) | Guest WC | Storage Vault

**Asking Price £1,700,000 Freehold**

## Description

A charming freehold Victorian house with fabulous entertaining space arranged over four floors with high ceilings. The double reception room on the ground floor is complimented by a separate dining room, a generous size kitchen/breakfast room and a further conservatory leading to a private garden. The master bedroom is on the first floor with its own en suite and wall to wall built in wardrobes. There are two further bedrooms and a family bathroom on the top floor. The property includes a storage vault and a secondary lower ground entrance. Subject to the usual planning permissions a further floor could be added in the future.

## Location

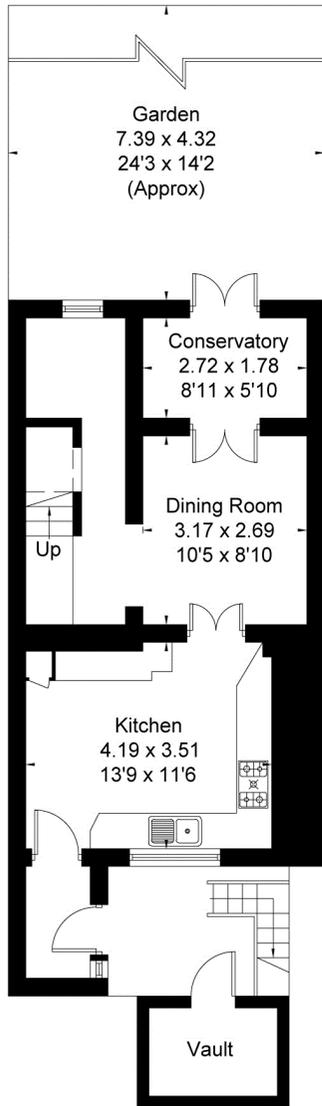
Hugh Street is extremely well located between Belgrave Road and St Georges Drive, highly convenient for the many local amenities and the transport links at Victoria station (British Rail, Gatwick Express, Victoria Line, Circle Line and District Line).

## Additional Information

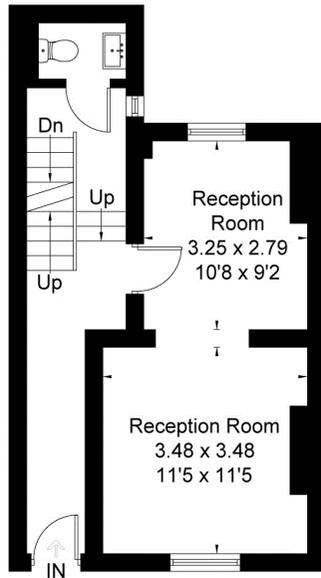
City of Westminster  
Freehold



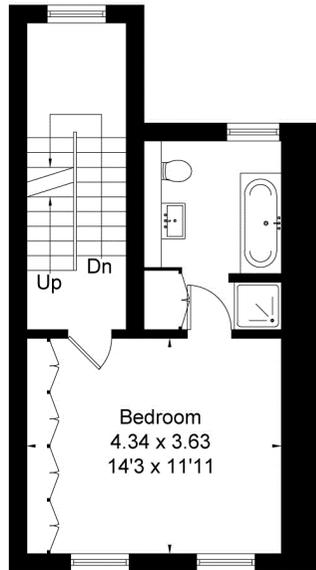
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



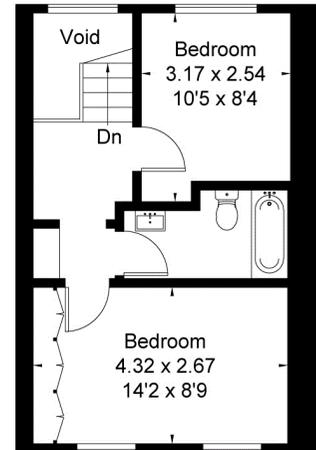
Basement



Ground Floor



First Floor



Second Floor



Approximate Area  
 Basement = 43.5 sq m / 468 sq ft  
 Ground Floor = 36.9 sq m / 397 sq ft  
 First Floor = 33.9 sq m / 365 sq ft  
 Second Floor = 29.6 sq m / 319 sq ft  
 Outbuilding = 3.3 sq m / 35 sq ft  
 Total = 147.2 sq m / 1584 sq ft  
 (Excluding Void)  
 Including Limited Use Area  
 (0.9 sq m / 10 sq ft)

Surveyed and drawn in accordance  
 with the International Property  
 Measurement Standards  
 (IPMS 2: Residential)  
 fourwalls-group.com 242494

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

