



Hudson House, Hortensia Road, SW10

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PROPERTY CONSULTANTS



**Hudson House,  
Hortensia Road, SW10 0QR**

A truly exceptional Penthouse which has been subjected to an extensive programme of refurbishment to include the rebuilding of the roof space to create a striking 4m vaulted ceiling.

The apartment offers a spacious drawing room with bi-folding doors opening onto a 10m west facing terrace, three double bedrooms and three underground parking spaces.

It also enjoys excellent east–west aspects, providing wonderful natural light throughout the day and attractive open views across London.











- Drawing Room
- Kitchen/ Dining Room
- Three Double Bedrooms
- Two Bathrooms (One En Suite)
- Cloakroom
- Underfloor Heating
- Air Conditioning
- West Facing Terrace
- Extensive Loft Storage (456 sq.ft/ 42m)
- Three Underground Parking Spaces
- Newly Decorated Communal Entrance Hall
- Lift & Porter
- EPC: Rating C   Council Tax: Band H

**Lease:** Approx 965 years remaining plus Share of Freehold

**Ground Rent:** Peppercorn

**Service Charge:** Currently £3,891 per half year plus £2,292 contribution to the reserve fund, subject to annual review.

**Guide Price: £3,650,000**

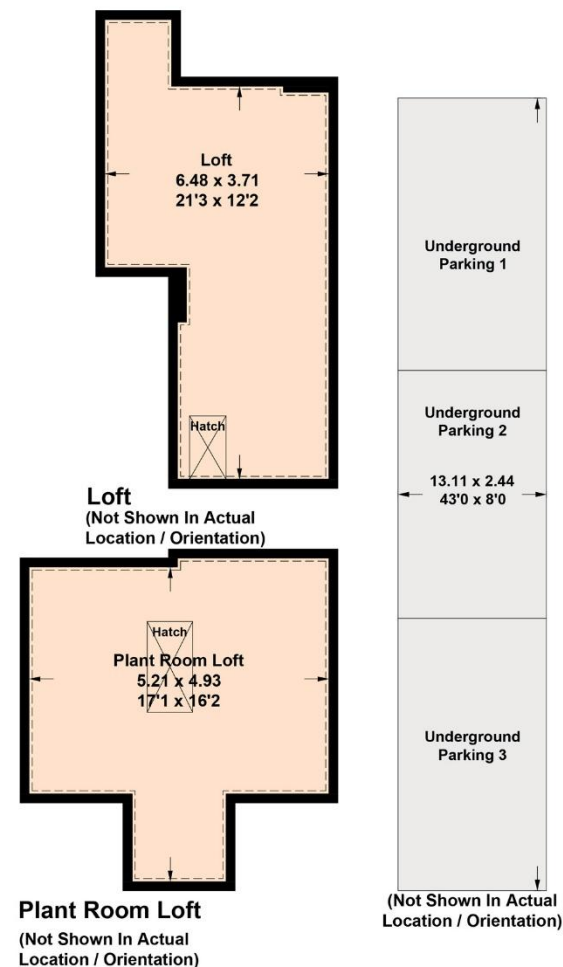
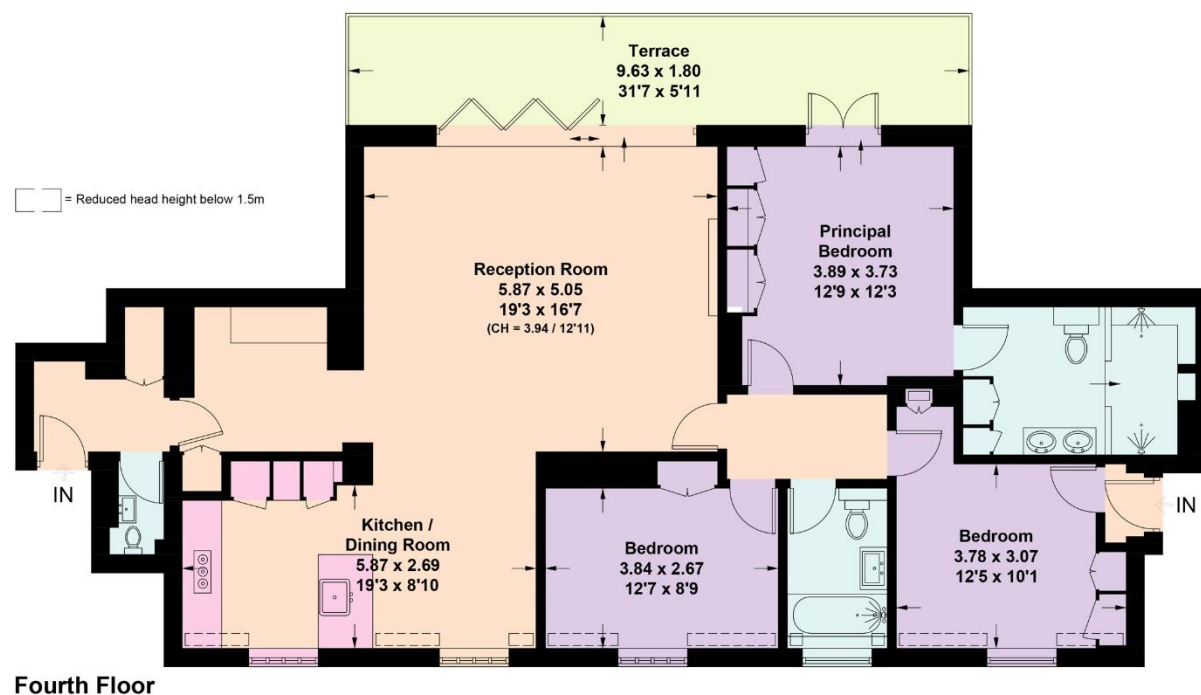
**Share of Freehold**

# Hudson House, SW10

Total Approx Gross Internal Area = 125.0 sq m / 1346 sq ft

Loft / Parking / Terrace = 89.4 sq m / 962 sq ft

Total = 214.4 sq m / 2308 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1238137)

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