



RANELAGH GARDENS, SW6
£1,000,000 SHARE OF FREEHOLD

An exciting opportunity to acquire a superb two bedroom second floor flat, spanning 1,087 sq. ft., in need of some improvement, with a private garage and a private south-facing balcony overlooking the River Thames.

Fulham & Parsons Green | 020 7731 3388 | fulham@winkworth.co.uk

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DESCRIPTION:

You enter the property into a spacious and well-arranged hallway fitted with built-in storage. There is a large open plan kitchen and reception room, flooded with natural light from the large windows and proving plenty of space for entertaining and relaxing. The balcony is accessed through sliding doors and has a fantastic view over the River Thames.

There are two good-sized double bedrooms, with the principal bedroom benefiting from an en-suite bathroom, built-in wardrobes and a dressing room (which was previously a third bedroom, which could be reinstated). There is also a second good-sized double bedroom, also with built-in cupboards. To complete the flat is a large family-style shower room. There is also a private garage. The flat would benefit from some improvement.

Hurlingham Court offers excellent security and a live in building manager is available during working hours. Residents have exclusive access to a beautiful riverside garden and the building’s communal areas. The property is located in one of Fulham’s most desirable areas alongside the River Thames. It is in close proximity to the Hurlingham Club and multiple parks are within a short walking distance. Putney Bridge station is a two minute walk away providing easy access to central and south London by underground and bus.

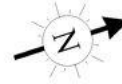




HURLINGHAM COURT, SW6

Approximate gross internal area
1087 sq ft / 100.98 sq m

Key :
CH - Ceiling Height



SECOND 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 963 year and 3 months

Service Charge: £5387 per annum

Ground Rent: Peppercorn

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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