



## RANELAGH GARDENS, SW6 £345,000 SHARE OF FREEHOLD

A beautifully presented studio apartment located in the immensely popular gated mansion block situated on the bank of the River Thames in Fulham.

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## **DESCRIPTION:**

Situated on the lower-ground floor of the mansion block, this well-proportioned studio flat is presented in very good condition throughout. There is a practical kitchen with ample storage space, separated by a door leading you into the reception room with a generous bedroom area. There is also a superb shower-room. This property could be a brilliant purchase for a first-time buyer or as a pied-à-terre.

Hurlingham Court benefits from excellent security with a live in resident manager available during working hours, lifts and communal areas. It also benefits from wonderful private riverside gardens.

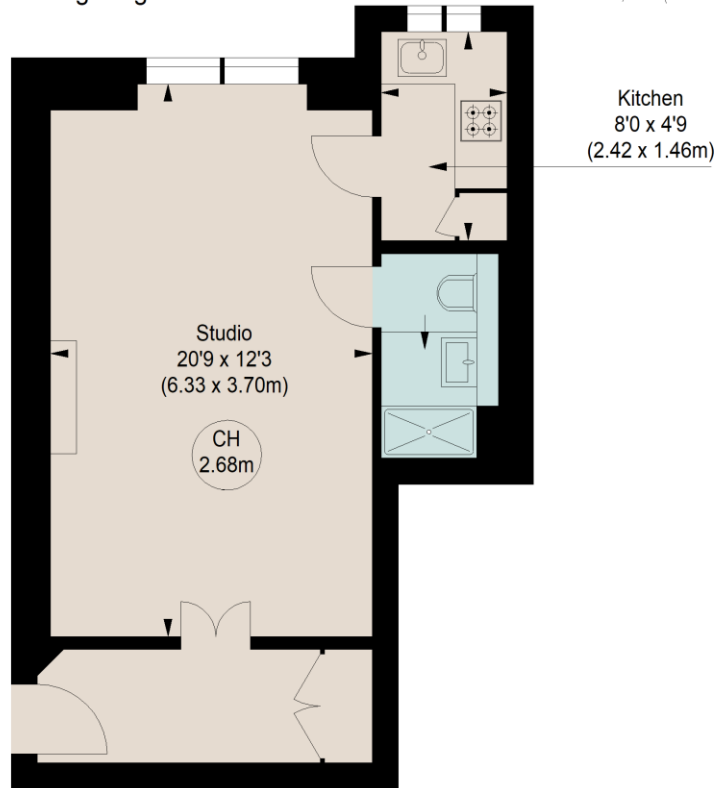
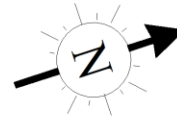
The property is located in one of Fulham's most desirable areas on the River Thames in close proximity to the popular Hurlingham Club and park. The nearest underground station is Putney Bridge which is approximately 500 yards from Hurlingham Court.



# HURLINGHAM COURT, SW6

Approximate gross internal area  
388 sq ft / 36.05 sq m

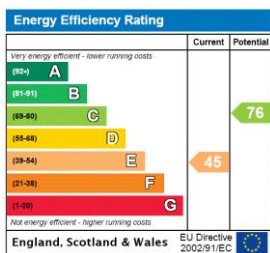
Key :  
CH - Ceiling Height



## LOWER GROUND 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.



**Tenure:** Share of Freehold  
**Term:** Expires -  
**Service Charge:** £2950 approx. per annum  
**Ground Rent:** £80 Annually (subject to increase)  
**Council Tax Band:** C

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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