



RANELAGH GARDENS, SW6

£899,950 SHARE OF FREEHOLD

A rarely available, two double bedroom lateral flat on the ninth floor of the highly sought after Napier Court, with a large private roof terrace which runs the entire length of the apartment.

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DESCRIPTION:

Measuring 867 sq. ft, the property offers a fabulous blend of living and entertaining space and comprises a spacious reception room with access on to the impressive outside space with space for a large table and chairs. The kitchen has a good balance of wall and base units. There are two well-proportioned double bedrooms, one with built in storage, and one with ample space for free standing storage, which are complemented by a family bathroom. There is a separate cloakroom. The flat has far-reaching views from all principal rooms. There is a secure parking space available by separate negotiations.

Napier Court is located on the corner of Edenhurst Avenue and Hurlingham Gardens and is within a stone's throw of the outstanding Hurlingham Private Members Club. Convenient transport links are found moments away at Putney Bridge, whilst a variety of independent shops, bars and restaurants can be found on nearby New Kings Road and surrounding Parsons Green.



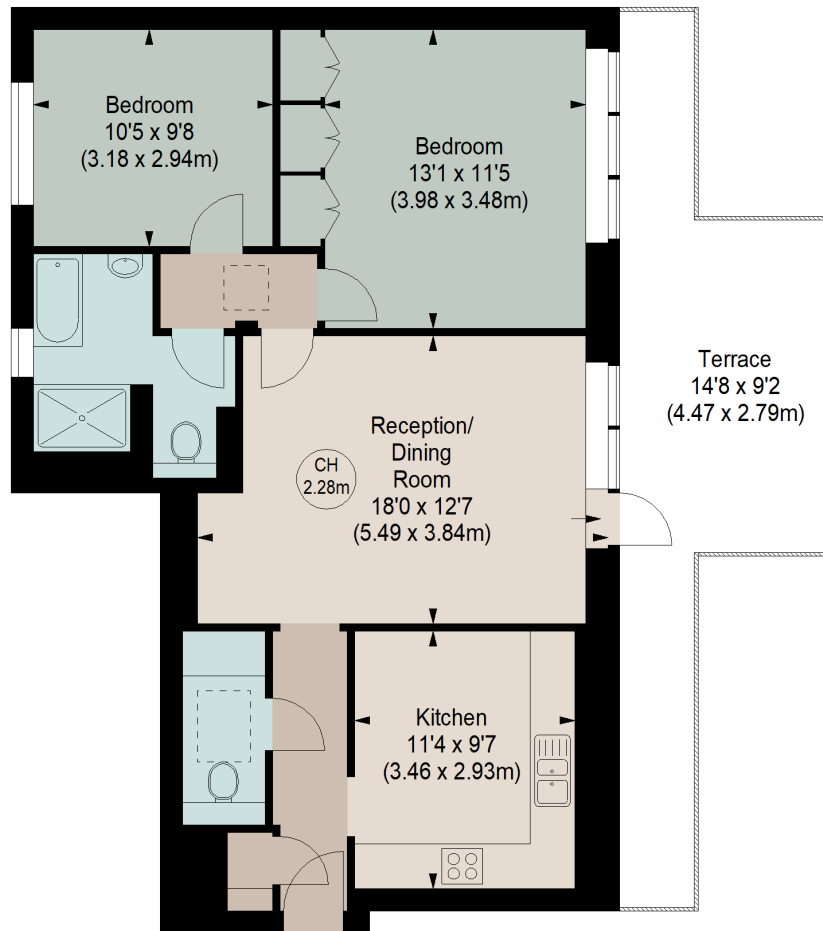
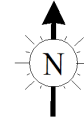


NAPIER COURT, SW6

Approximate gross internal area

784 sq ft / 72.83 sq m

Key :
CH - Ceiling Height



NINTH FLOOR

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	60 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Term: 977 year and 11 months

Service Charge: £5800 per annum

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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