



**RANELAGH GARDENS, SW6**  
**£849,950 SHARE OF FREEHOLD**

A beautifully presented, newly decorated, two bedroom flat located on the fourth floor of the desirable Hurlingham Court, offering approximately 1,033 sq ft of well-arranged accommodation. The property combines generous proportions with a highly practical layout, making it an ideal home for both comfortable living and entertaining.

Fulham & Parsons Green | 020 7731 3388 | [fulham@winkworth.co.uk](mailto:fulham@winkworth.co.uk)

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### **DESCRIPTION:**

At the heart of the flat is a spacious reception and dining room, with a large bay window providing plenty of natural light and a ceiling height of 2.65m. The open plan space is excellent for both everyday living and hosting. Adjacent to this is a separate well-sized and neatly arranged kitchen, offering ample worktop space and storage. The hallway can double up as a study due to it being so spacious.

Towards the rear of the property are two spacious, equal-sized double bedrooms, both with excellent natural light and plenty of space. A well-appointed bath and shower room is conveniently located off the central hallway, easily accessible from both bedrooms.

Hurlingham Court is ideally located just moments from the River Thames, with wonderful riverside walks and access to the nearby communal green spaces that line the water. The area also offers excellent amenities with a wide selection of local shops, cafés, and restaurants within easy reach. Transport links are readily available via Putney Bridge and Parsons Green underground stations (District Line), as well as a variety of bus routes along Fulham Palace Road, ensuring swift connections into Central London.

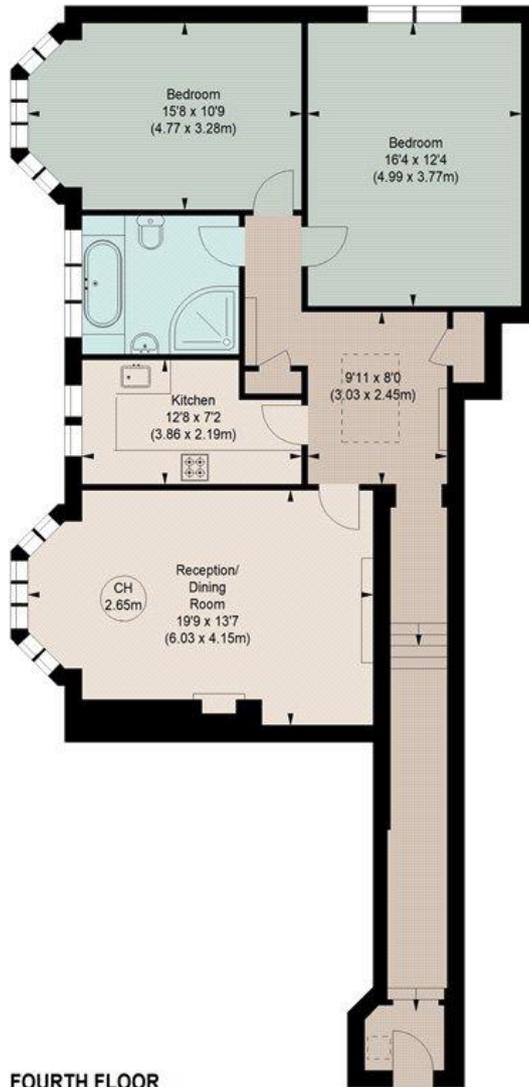




# HURLINGHAM COURT, SW6

Approximate gross internal area  
1033 sq ft / 95.93 sq m

Key :  
CH - Ceiling Height



## FOURTH 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		
69-80	C		76 C
55-68	D		
39-54	E	63 E	
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Term:** 0 year and 0 months

**Service Charge:** £10,306.60 per annum

**Ground Rent:** £37.50 bi-annually (subject to increase)

**Council Tax Band:**

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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