

# Racton Road

£1,350,000

B R I K











# Racton Road

£1,350,000	4 Bed	1,523	141	C	£76,250
SHARE OF FREEHOLD	FLAT	SQ FT	SQ M	COUNCIL TAX	STAMP DUTY

A beautifully finished split-level garden flat offering over 1,500 sq ft of living space, comprising two reception rooms and four double bedrooms. The property features a spacious open-plan kitchen reception room with further space for dining at the rear, doors lead out onto a private garden.

At the front, there are two double bedrooms, one with an ensuite shower room, and a family bathroom. The basement has been fully converted to create a second reception room with impressive 3.37m high ceilings, a fourth bedroom and a separate shower room.

There is a substantial principal bedroom to the rear with an ensuite shower room and benefits from having direct access via an outside staircase up to the rear garden. The basement offers a stable temperature all year round, cool in the summer and warm in winter.

Located on Racton Road, a quiet residential street in an excellent location, this property is situated between Fulham Broadway and West Brompton, with Earl’s Court also within walking distance.

The area offers an excellent selection of shops, bars, and restaurants, including the Michelin-starred Harwood Arms. Additionally, a popular street market runs on North End Road most days, providing a vibrant and convenient shopping experience.

- ✓ Four bedrooms
- ✓ Four bathrooms (2 ensuite)
- ✓ Large open planned kitchen /reception room
- ✓ Private garden
- ✓ Second reception room
- ✓ Split level
- ✓ Share of freehold
- ✓ Chain free
- ✓ 1523sqft
- ✓ EPC : C rating



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FULHAM AREA GUIDE

# West Brompton

“West Brompton” lies between North End Road, home to a popular and vibrant street market selling fruit & veg at knock-down prices, and one of the finest cemeteries in the country, Brompton Cemetery to the East, home to thirteen holders of the Victoria Cross and the location for various films including Golden Eye and Johnny English.

The real benefits of this area are three fold; Fulham Broadway, with its shops, cinema, restaurants and tube (District Line, Zone 2) is the true centre of Fulham, and only 5 minutes walk. Although not as well-to-do as Parsons Green it is the liveliest and busiest part of Fulham.

Transport links are great, there’s a Michelin star (at time of writing) restaurant, The Harwood Arms, and the massive Earls Court re-development is only a stones throw away so we could see healthy capital gains here as it unfolds over the years. Though this area sometimes feels a little detached from the rest of Fulham and the SW6 post code, with wider roads it does lack the more family feel of some of the grids of roads elsewhere in Fulham.

- CLOSEST:
- 🚶🚇 West Brompton (🚶 3 mins)
  - 🚶🚇 Earls Court (🚶 13 mins)

- KEY:
- 📍 Property location
  - ‘West Brompton’ area of Fulham

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Lower Ground  
Floor

Ground Floor