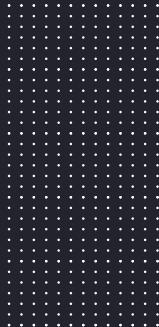
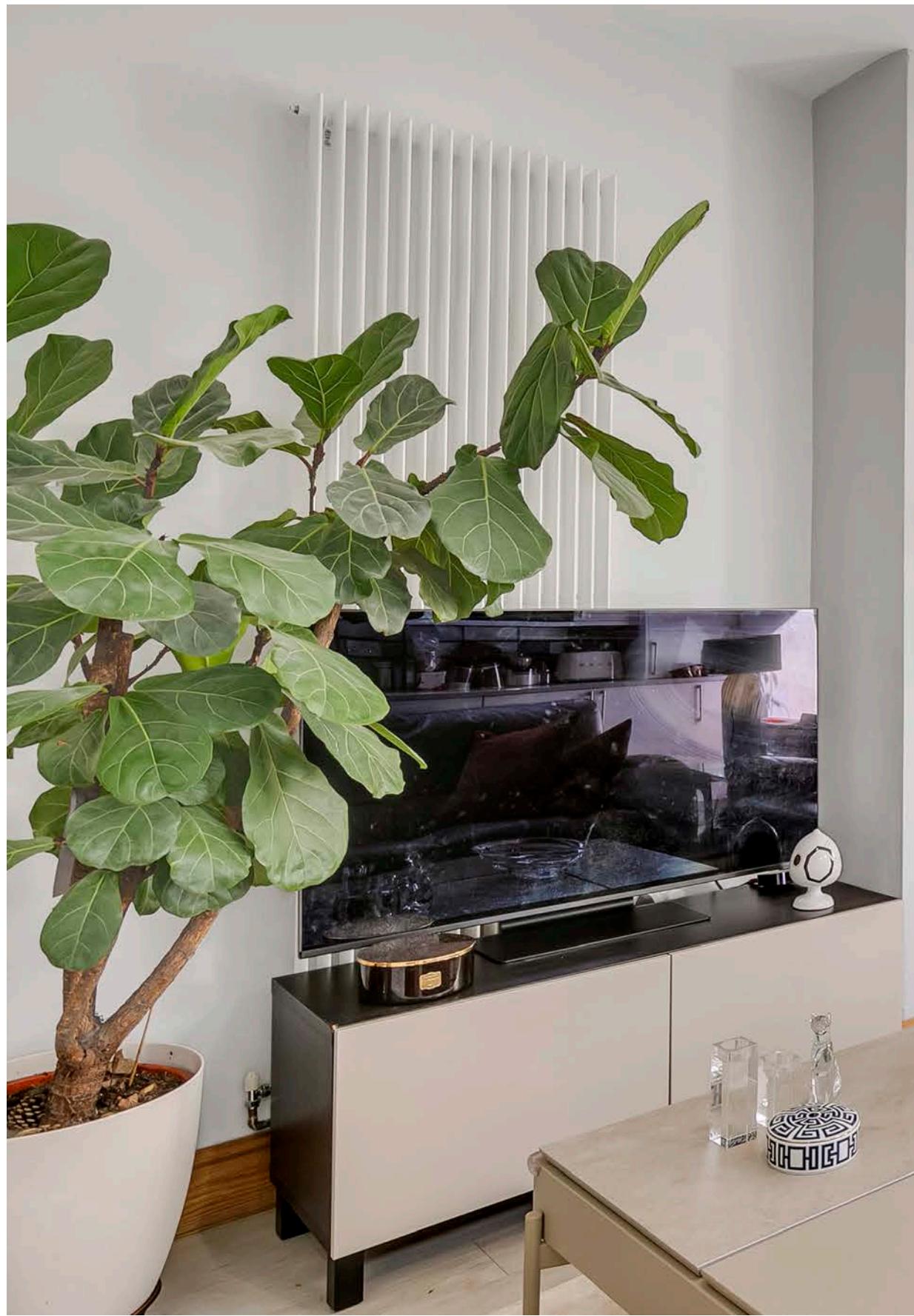


Racton Road

£1,350,000

BRIK







Racton Road

£1,350,000
SHARE OF FREEHOLD

4 Bed
FLAT

1,523
SQ FT

141
SQ M

C
COUNCIL TAX

£76,250
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
- ✓ 1523 sqft
- ✓ EPC: C rating



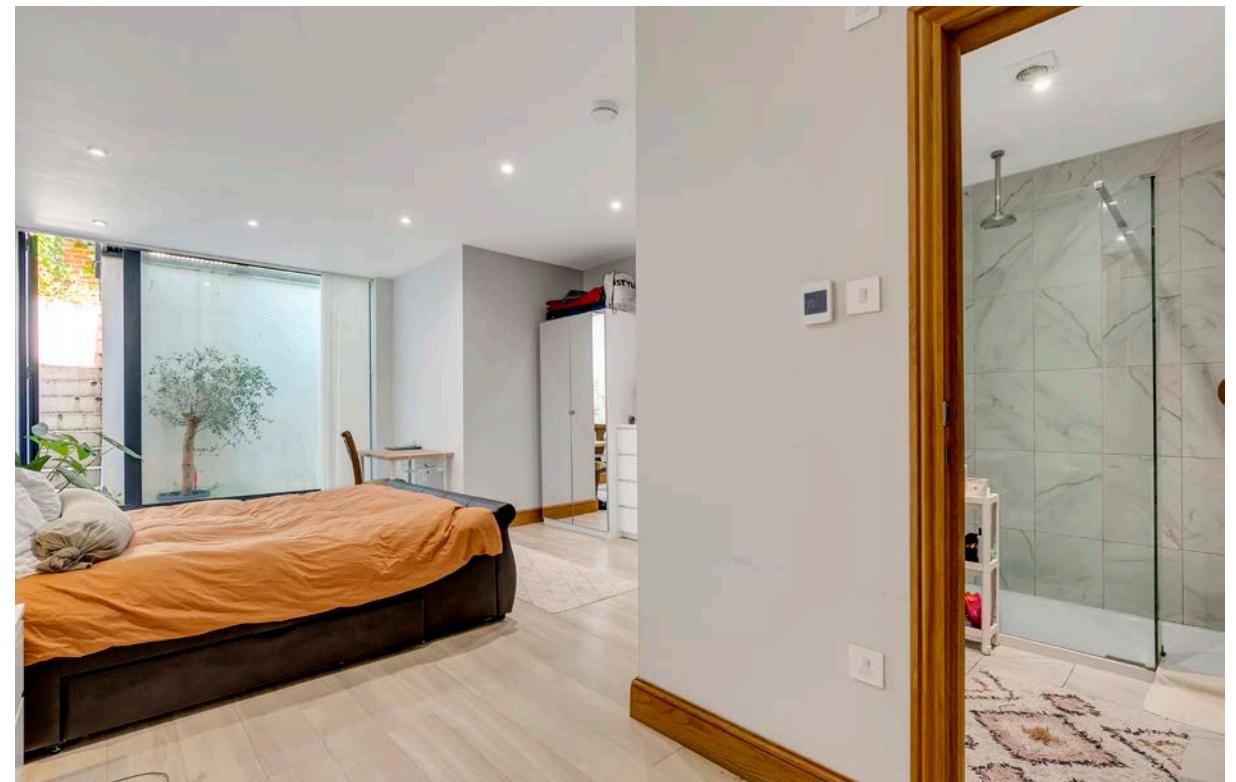
James Sims

DIRECTOR
17 YEARS EXPERIENCE

020 7384 6790
james@brik.co.uk









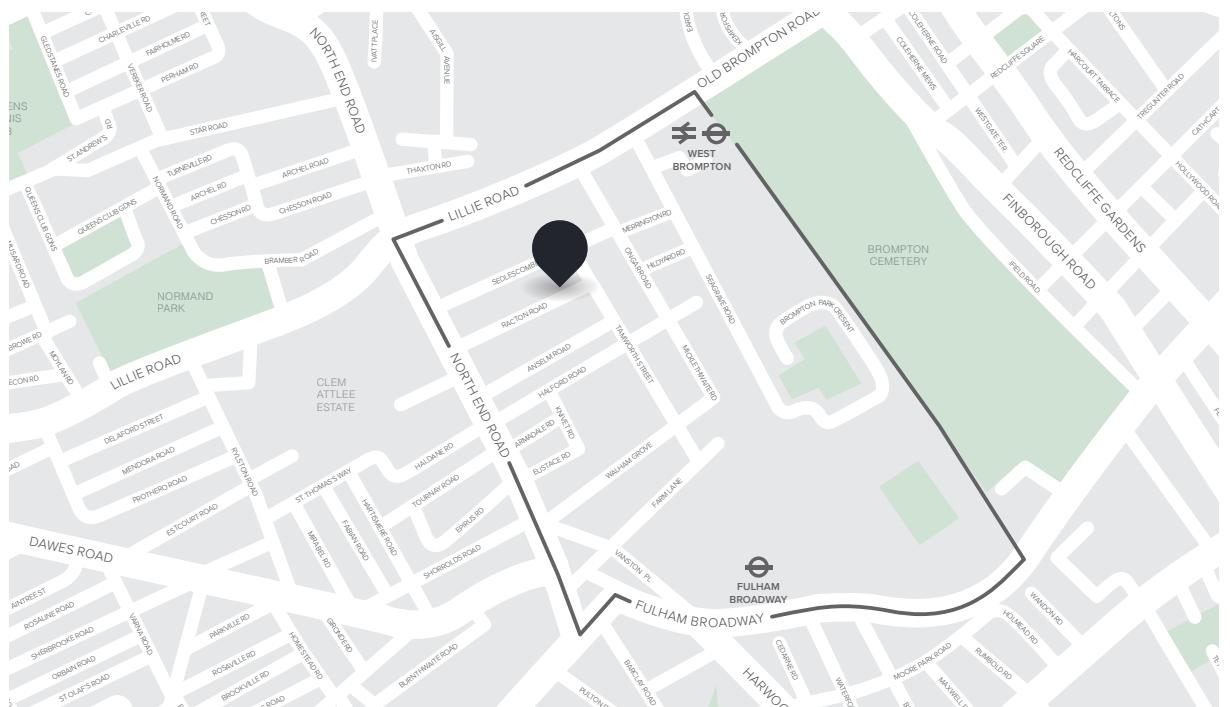
FULHAM AREA GUIDE

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 (🚶 3mins)
- ➡️ Earls Court (🚶 13mins)

KEY:

- Property location
- ‘West Brompton’ area of Fulham

[Read all our Fulham area guides here](#)





Important notice Brik give notice that: all text, photographs and plans on these brochures are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Brik, 77 Parsons Green Lane, Fulham, London SW6 4JA Tel: 020 7384 6790 Email: hello@brik.co.uk