



**RACTON ROAD, LONDON, SW6**  
£3,450 per month\*

**Carter Jonas**

# RACTON ROAD, LONDON, SW6 1LP

A commodious two double bedrooms, two bathroom split level period apartment with a south facing roof terrace. EPC rating D

- Two double bedrooms
- Two modern bathrooms
- South facing roof terrace
- Eat-in kitchen
- Excellent location
- Outside space
- Generous storage space
- Wood floors throughout

## LOCATION

Racton Road is a residential street in an excellent location, between Fulham Broadway & West Brompton, with Earls Court also within walking distance. There is an excellent selection of shops, bars and restaurants which are all close by (including the Michelin-Starred Harwood Arms,). There is also a popular street market that runs on the North End Road on most days.

## THE PROPERTY

A rare opportunity to rent this fully refurbished two double bedroom split level apartment spanning over two floors (first and second floor). The first floor comprises a double bedroom with very generous built-in wardrobes, a family bathroom with a shower, an eat-in kitchen with plenty of drawers and cupboards and a spacious living room.

Going up the stairs, you are greeted with a south facing roof terrace, ideal for catching some rays of sunshine or enjoying a drink. Finally, on the second floor is the principle bedroom that is complemented with an en-suite and a walk-in wardrobe which offers ideal hanging space.

The apartment further benefits from shutters and window dressings on each window, eves storage for additional storage and the property being professionally managed by Carter Jonas.

Minimum term: 12 months



## OUTSIDE

Roof terrace

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## ADDITIONAL INFORMATION

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Offers Available for a minimum term of 12 months longer terms will be considered

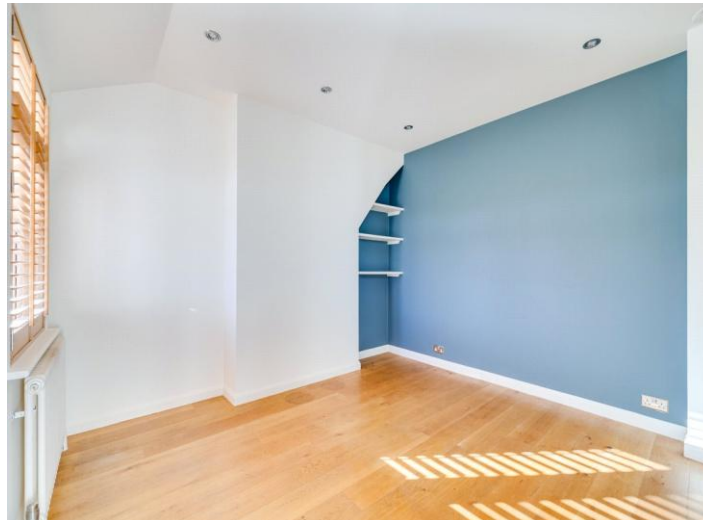
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Viewing Strictly by appointment

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Local Authority - Council Tax Band D

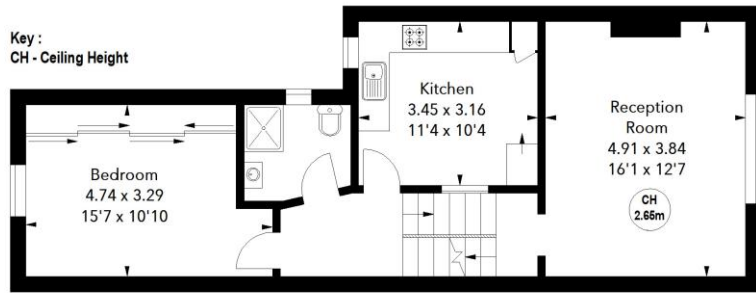
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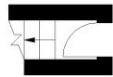
## Racton Road, SW6

Approximate Area = 105.26 sq m / 1133 sq ft  
(Including Eaves Storage)  
Eaves Storage Area = 16.44 sq m / 177 sq ft

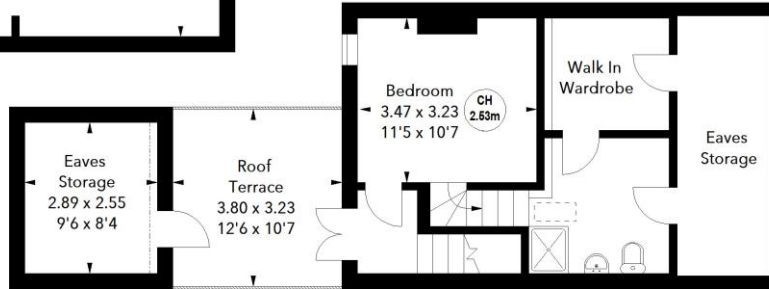
Key :  
CH - Ceiling Height



**First Floor**  
Approx. 57.60 sq m / 620 sq ft



**Ground Floor Entrance**  
Approx. 1.11 sq m / 12 sq ft



**Second Floor**  
Approx. 46.54 sq m / 501 sq ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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Offices throughout the UK



Classification L2 - Business Data

### IMPORTANT INFORMATION

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