



RANELAGH GARDENS, LONDON, SW6
£1,250,000

Carter Jonas

RANELAGH GARDENS, LONDON, SW6

This Freehold house boasts, on the ground floor, a small raised front garden, an outdoor storage cupboard, a bathroom and an open plan kitchen/dining room leading to a South -West facing garden terrace with river views and access to shared gardens beyond.

On the first floor there is a bright, river facing reception room which opens onto a balcony also overlooking the river, and a bedroom/study that faces the front of the property.

On the upper floors, there are three further bedrooms and two additional bathrooms, one of which is en-suite.

The development benefits from delightful communal gardens facing the river and secure underground parking for one car (a Visitor permit for an additional car is also provided).

Carrara Wharf is a gated riverside development conveniently located close to the shops, bars and restaurants of the New Kings Road, Fulham High Street and Putney High Street. There are numerous bus routes nearby providing transport to the West End, Putney and Hammersmith whilst Putney Bridge underground station (District Line) is moments away and the river Uber runs between Putney Wharf, Blackfriars Pier and beyond.

A FABULOUS FREEHOLD HOUSE IN A GATED DEVELOPMENT, WITH SECURE PARKING, GARDEN, TERRACE AND RIVER VIEWS.



AMENITIES

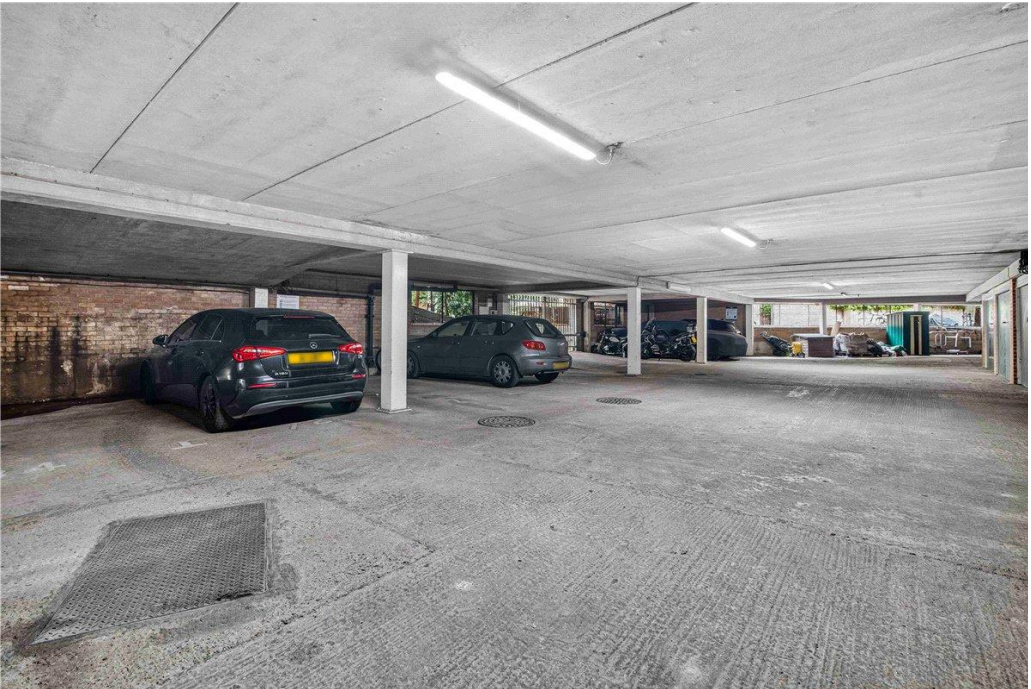
- 4 Bedrooms
- 3 Bathrooms (one en-suite)
- Kitchen/Dining Room
- Reception Room
- Balcony
- Private Garden (Front)
- Private Terrace (Rear)
- Secure Parking and Visitor Permit
- Outdoor Storage Cupboard

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

EPC BAND C





Carrara Wharf, SW6

Approximate Floor Area = 98.05 sq m / 1055 sq ft

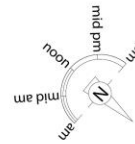
(Including External Cupboard)

External Cupboard = 0.63 sq m / 7 sq ft

 = Reduced head height below 1.5m



This floor plan has been prepared in accordance with the RICS Property Measurement Standards. All measurements are approximate and for illustrative purposes only.



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

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Classification L2 - Business Data