

**RACTON ROAD, LONDON, SW6**  
£600,000

**Carter Jonas**

# RACTON ROAD, LONDON, SW6

Situated on the popular Racton Road in the heart of Fulham, this recently refurbished ground floor flat offers well-balanced living space with the added benefit of a private decked garden perfect for entertaining, dining al fresco or simply relaxing outdoors.

The property features two good-sized double bedrooms, a bright reception room and a modern kitchen and bathroom with a fresh and contemporary feel throughout.

Ideally located for West Brompton and Fulham Broadway stations. West Brompton Underground Station (District Line and Overground Services) is 0.4 miles and Fulham Broadway (District Line) is 0.5 miles. The flat is within easy reach of a plethora of local shops, bars, restaurants, and the vibrant amenities of Fulham.

With its practical layout and superb location, this flat is an ideal purchase for a first-time buyer or anyone seeking a smart flat in a lively, well-connected neighbourhood.

## A FABULOUS TWO BEDROOM GROUND FLOOR GARDEN FLAT WITH BEAUTIFUL KITCHEN/DINING ROOM.



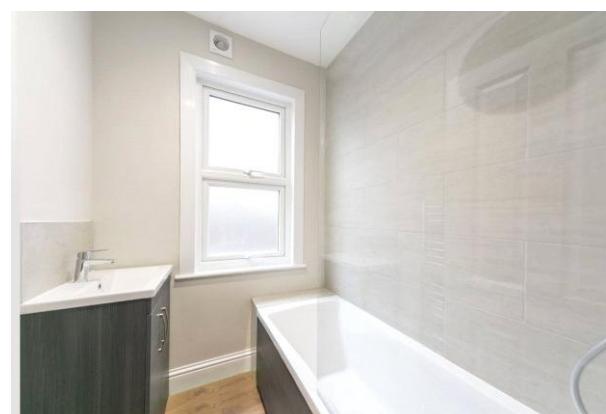
### AMENITIES

- 2 Double Bedrooms
- 1 Reception Room
- 1 Bathroom
- Garden
- Great Location

**TENURE** Leasehold

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** C



Classification L2 - Business Data





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Racton Road, SW6  
Approximate Gross Internal Area  
668 sq ft / 62.05 sq m

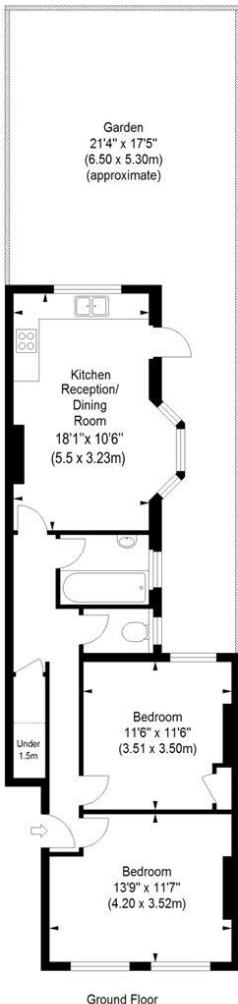


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-1)	A		
(81-91)	B		
(61-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	78
EU Directive 2002/91/EC			

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