

# Racton Road

Guide Price £1,350,000



# Racton Road

£1,350,000

Share of Freehold

4 BED

Flat

0000

SQ FT

0000

SQ M

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, 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.

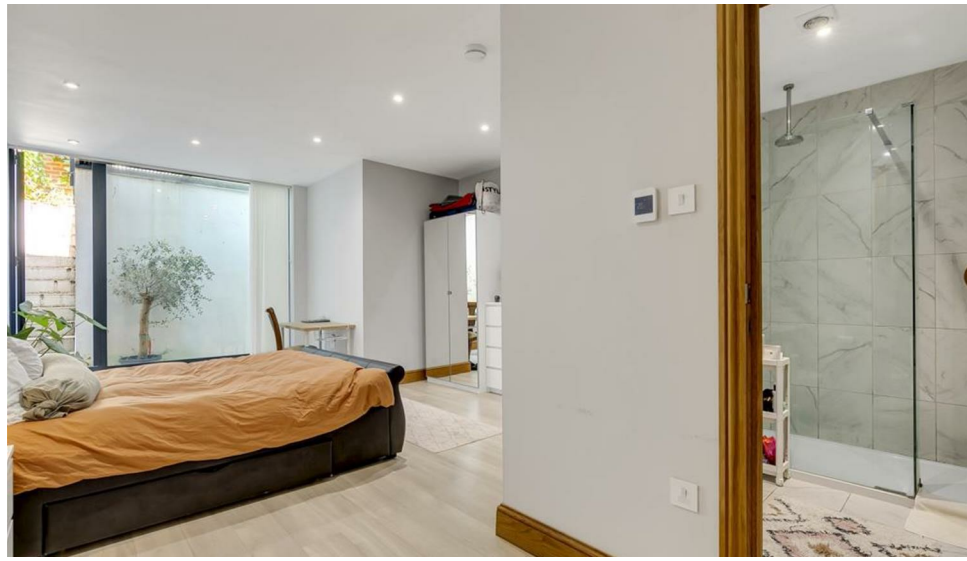
Additionally, a popular street market runs on North End Road most days, providing a vibrant and convenient shopping experience.

- 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**

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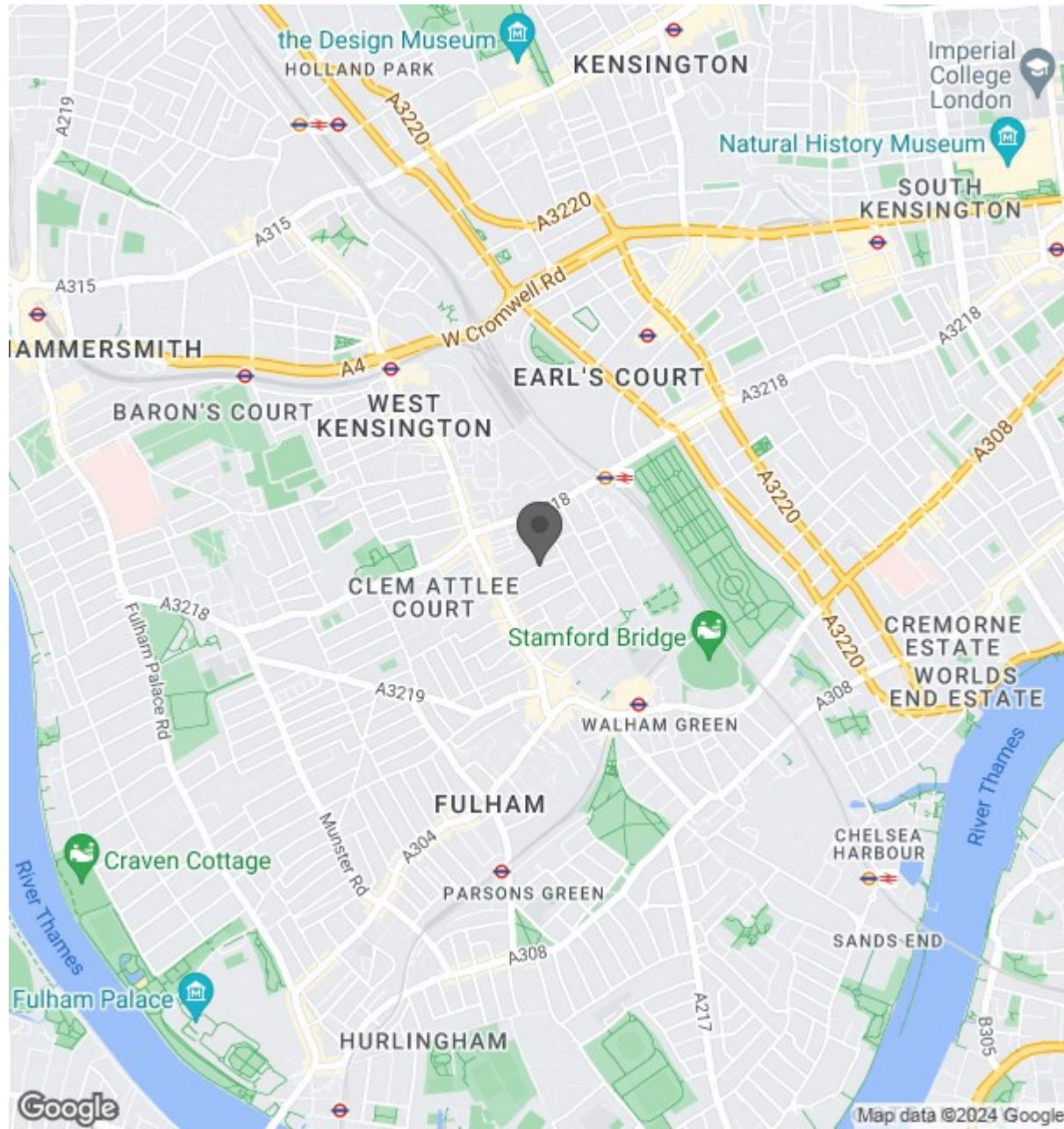
james@brik.co.uk







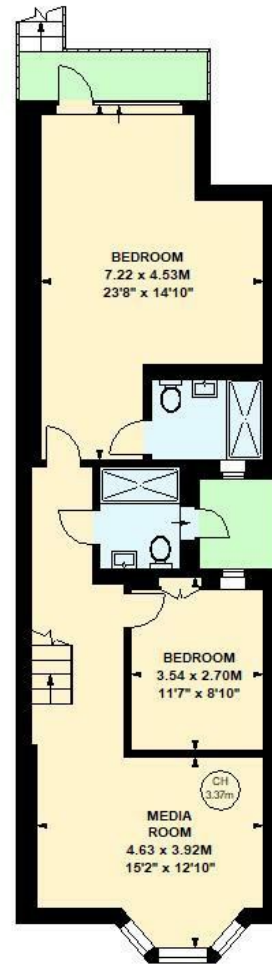
Location



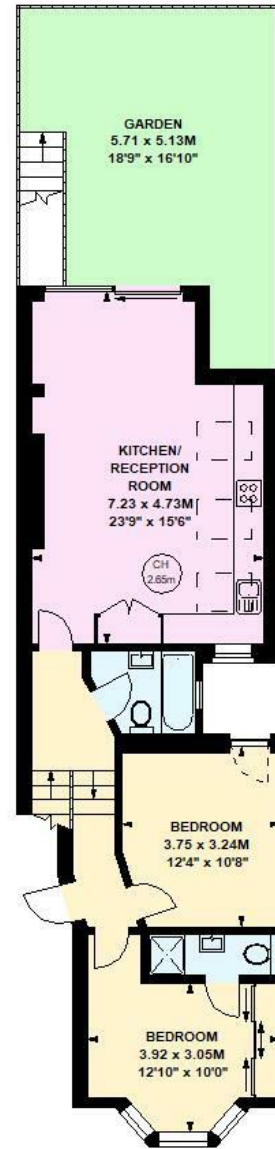
**Racton Road, SW6**

Approximate gross internal area  
141.48 sq m / 1523 sq ft

Key:  
CH - Ceiling Height



**Lower Ground Floor**  
764 sqft



**Ground Floor**  
759 sqft

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS standards.