



**ETHEL RANKIN COURT, LANDRIDGE ROAD, SW6**  
£475,000

**Carter Jonas**

# ETHEL RANKIN COURT, LANDRIDGE ROAD, SW6

A well-presented ground floor ex-local authority flat featuring a good sized reception / dining room with door leading to the west facing patio, two double bedrooms, a well-equipped kitchen and bathroom. Further benefits include a communal garden with a children's play area and a private shed. Off road parking is also available on application.

Landridge Road runs between Fulham Road and New Kings Road and is 0.4 miles walk to Putney Bridge underground (District Line) and is in close proximity to the many shops, bars and restaurants in the area.

Service Charge - £937.96 pa approx.  
Review Period - Last review March 2023  
Ground Rent - £10 pa approx.

## AMENITIES

- 2 Double Bedrooms
- 1 Bathroom
- Reception / Dining Room
- Separate Kitchen
- Patio
- Community Fibre Broadband available

**TENURE** Leasehold - 173 years approx. remaining

**LOCAL AUTHORITY** Hammersmith and Fulham

**EPC BAND** D

## A WELL PRESENTED TWO BEDROOM GROUND FLOOR EX LOCAL AUTHORITY PATIO FLAT.



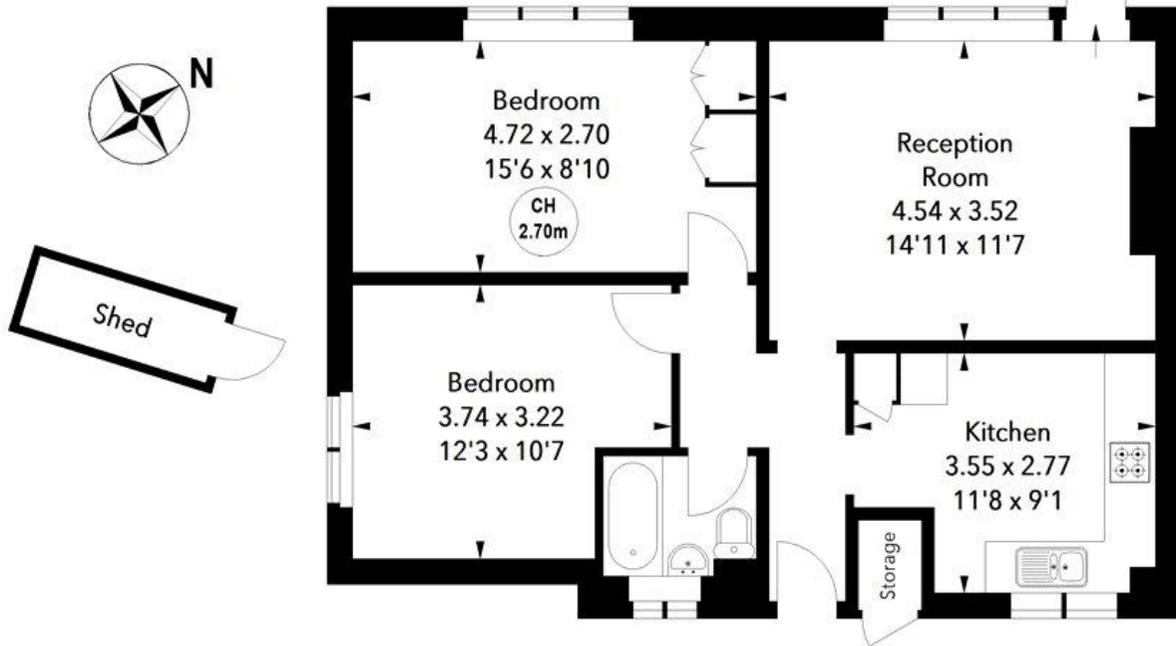


# Ethel Rankin Court, SW6

Approximate Area = 61.41 sq m / 661 sq ft  
(Including Shed & Storage)

Shed & Storage Area = 2.79 sq m / 30 sq ft

Key :  
CH - Ceiling Height



Ground Floor

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			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	65	
(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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