



Edge Street, London, W8

£845,000 *Leasehold*



A very charming one bedroom flat situated on the first floor of a characterful period building.

KEY FEATURES

- Entrance Hall
- Reception Room
- Kitchen
- Bedroom
- Bathroom



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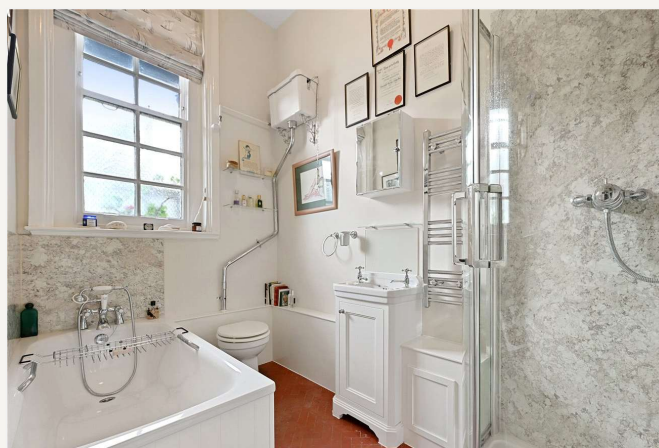
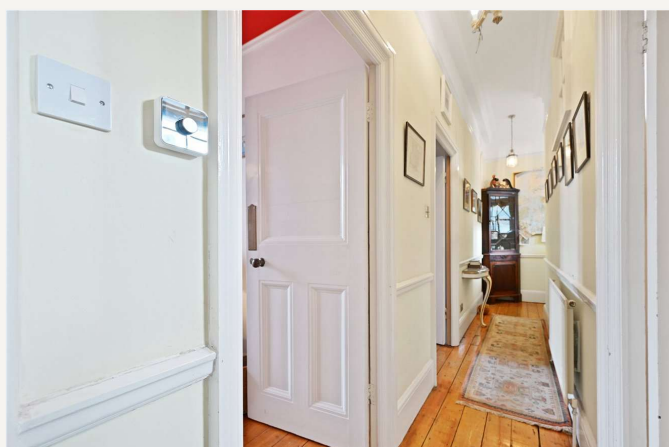
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The accommodation includes a generous reception room with high ceilings, bay window, wood floors and a working fireplace. The attractive separate kitchen has stable door to a walkway which is used as a balcony. There is also a double bedroom and bathroom.

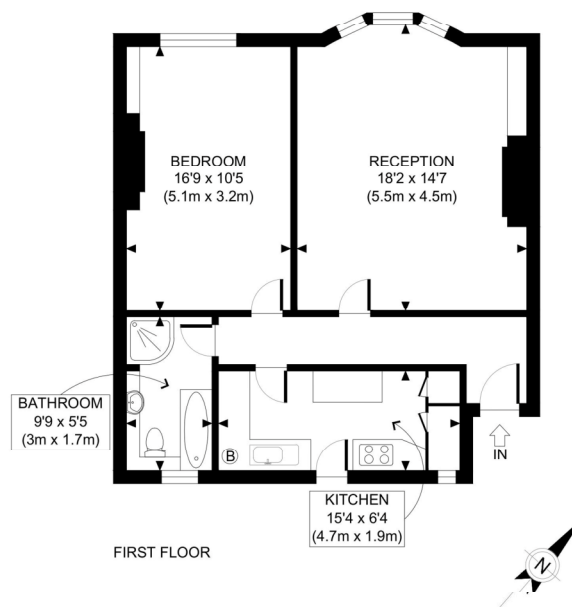
Edge Street is a quiet cul de sac within the sought after Hillgate Village which is close to the many excellent shops, restaurants and transport facilities of both Notting Hill Gate and Kensington High Street. Edge Street is also within easy walking distance of Kensington Gardens and Holland Park.





MATERIAL INFO

Tenure: Leasehold
Term: 144 year and 8 months
Service Charge: £1,206.64 per annum
Ground Rent: None
Council Tax Band: F
EPC rating: C



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA: 674 SQ FT/ 63 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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