



## Edwardes House, London, SW5

£1,000,000 *Share of Freehold*

An immaculately presented two-bedroom apartment set within an attractive modern development.



### KEY FEATURES

- Two Bedroom
- Third Floor
- Lift
- Underfloor Heating
- Comfort Cooling
- Newly Built in 2017



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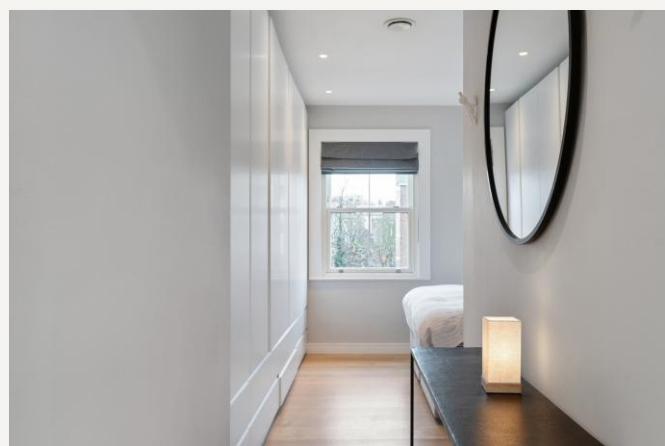
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Finished to an exceptionally high standard throughout, the property offers a bright and spacious open-plan reception room with a fully fitted kitchen, creating an ideal space for both entertaining and everyday living. There are two generous double bedrooms with ample built-in storage, along with a sleek, contemporary bathroom. Further benefits include wooden flooring, underfloor heating throughout, and comfort cooling in the reception room.

Old Brompton Road is perfectly positioned for the vibrant amenities, cafés, and restaurants of West Brompton, Fulham Road and Earl's Court Road. Excellent transport links are moments away, including Earl's Court Underground (District, Circle & Piccadilly lines) and West Brompton Station (Overground), approximately 0.2 miles away, as well as convenient access to the M4 for routes in and out of London.







MATERIAL INFO

**Tenure:** Share of Freehold  
**Term:** 989 year and 9 months  
**Service Charge:** £4327 per annum  
**Council Tax Band:** E  
**EPC rating:** B

## OLD BROMPTON ROAD SW5

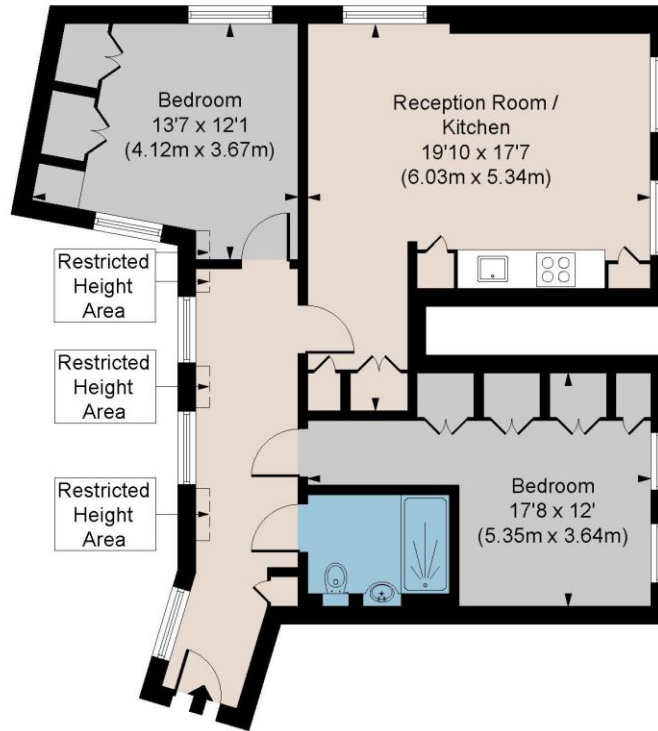
APPROX. GROSS INTERNAL AREA \*

733 Ft<sup>2</sup> - 68.09 M<sup>2</sup> (Including Restricted Height Area)  
727 Ft<sup>2</sup> - 67.57 M<sup>2</sup> (Excluding Restricted Height Area)

Illustration For Identification Only, Not to Scale

All Calculations include Any/All Areas Under 1.5m Head Height.

\* As Defined by RICS - Code of Measuring Practice



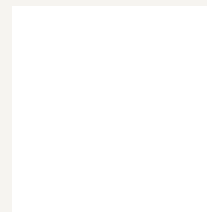
FIRST FLOOR

Floorplan is for illustrative purposes only and is not to scale.  
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.  
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

**CPCREATIVE**  
PROPERTY MARKETING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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<https://www.winkworth.co.uk/sale/property/SKN260004>

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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