



Edith Road, London, W14

£795,000 Leasehold

A superb two bedroom, two bathroom flat with private garden in the heart of West Kensington.

Reception Room | Kitchen | Conservatory | 2 Bedrooms | En Suite Shower Room | Bathroom | 903 Sq Ft / 84 Sq M | Council Tax Band E | EPC Rating Band D

Winkworth

winkworth.co.uk

for every step...



LOCATION

Edith Road is a most attractive street south of Hammersmith Road, offering quick and easy access to the Underground stations at both Barons Court (Piccadilly and District lines) and West Kensington (District line) with London Overground services available at Kensington Olympia. A wide range of local amenities are close to hand, including some superb local shops, pubs and restaurants in Brook Green, with a further more comprehensive selection on offer on Kensington High Street, Earls Court and Fulham Broadway.

DESCRIPTION

The property benefits from accommodation which comprises entrance hall with storage vault, two double bedrooms, one with en suite shower room, further family bathroom, kitchen, reception room and conservatory / dining room. The flat further benefits from a sizable private rear garden.

Lease:- 160 years from 1 January 1975 (109 years remaining)

Service Charge:- £1750 p.a.

Ground Rent:- £150 p.a.

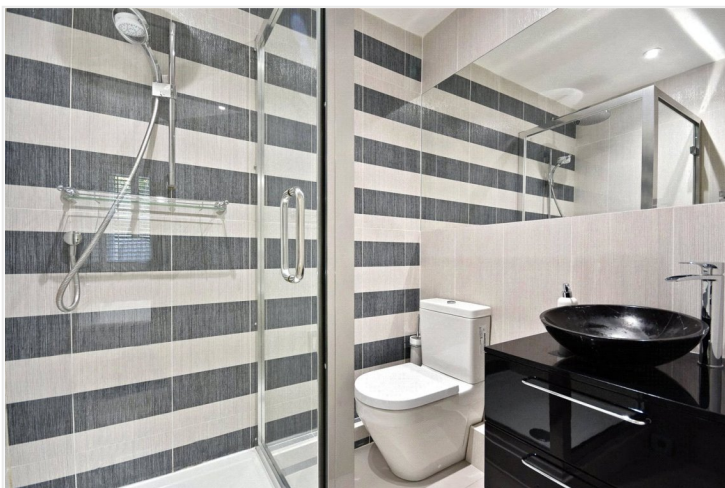




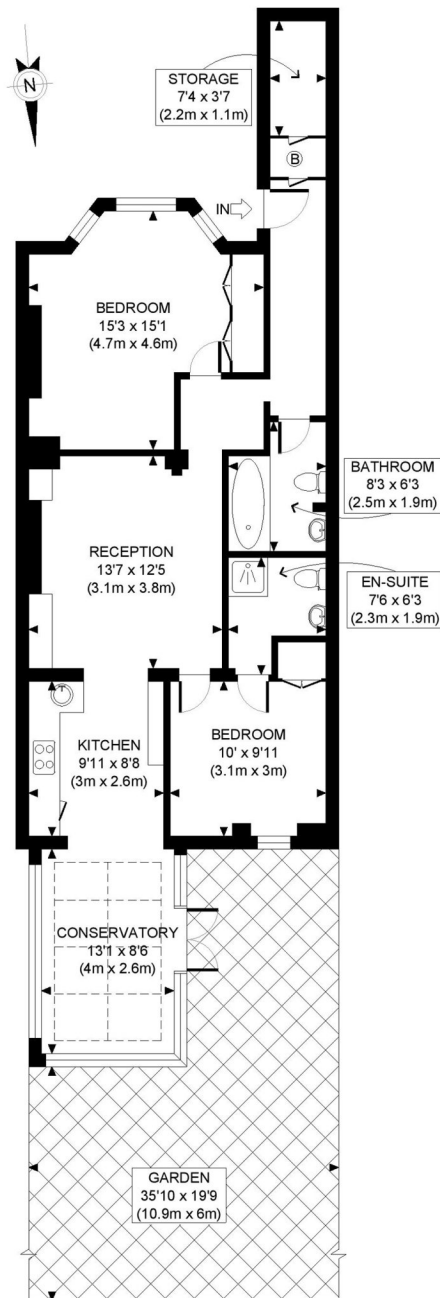
LOCAL AUTHORITY
Hammersmith & Fulham

TENURE
Leasehold 109 years 3 months.

PRICE: £795,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	E		
21-38	F		
1-20	G		



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 903 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 903 SQ FT/ 84 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Hammersmith | 0207 371 4466 | hammersmith@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.