



## Edith Road, West Kensington, W14

£599,950 Share of Freehold

An extremely spacious one bedroom garden flat on the lower ground floor of a Victorian mid-terrace house, with scope to extend and improve.

A video viewing of this property is available. Please enquire for further details.

Reception Room | Kitchen | Bedroom | Bathroom | Conservatory | Storage Vault | Garden | 807 Sq Ft / 75 Sq M | Council Tax Band E | EPC Rating Band D

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### 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

Offering spacious accommodation comprising entrance hall, storage vault, bedroom, reception room, kitchen, bathroom, conservatory and private rear garden. The property is offered in good order, although offers the purchaser the opportunity to improve and extend, subject to the usual necessary consents being obtained.







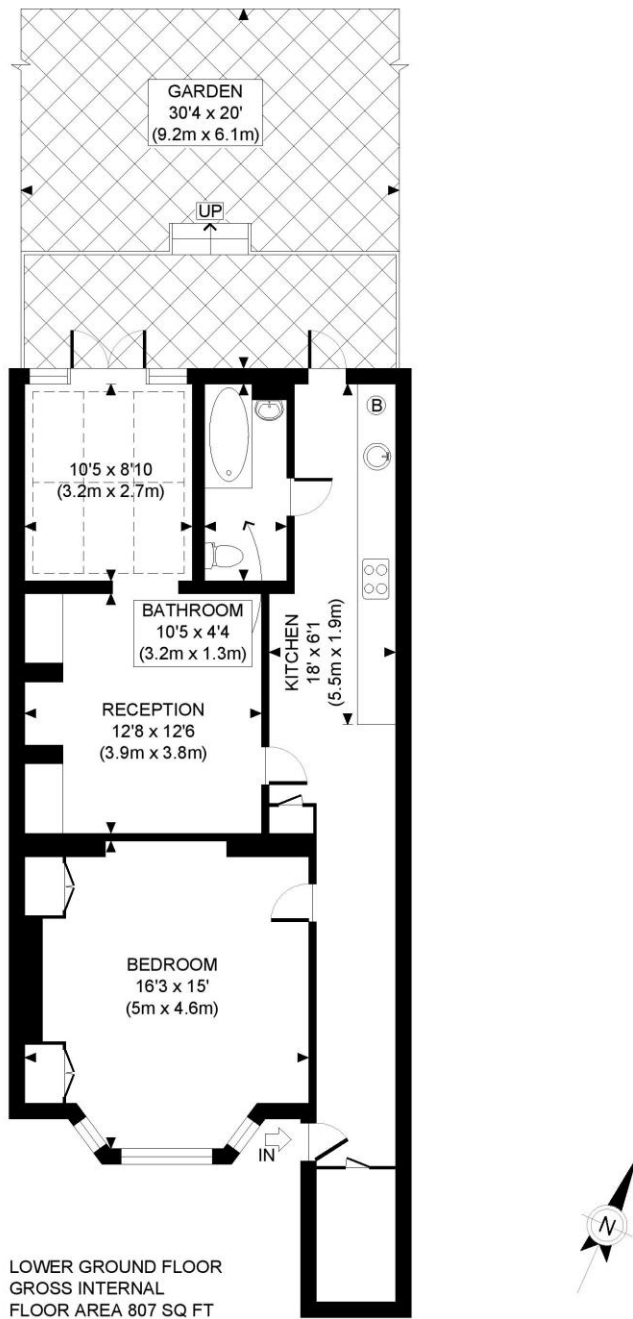
**LOCAL AUTHORITY**  
Hammersmith and Fulham

**TENURE**  
Share of Freehold.

**PRICE:** £599,950 Share of Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA: 807 SQ FT/ 75 SQM

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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.

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for every step...

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