



EDISON COURT, WARPLE WAY, LONDON, W3
£465,000 LEASEHOLD

Lease: 125 years from 01/07/2016

Ground Rent: £200 per annum

Service Charge: approx. £2,400 per annum

(information supplied by vendor)

EPC: Band C

Council Tax: Band D

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DESCRIPTION:

Modern two bedroom apartment set within a secure and well-maintained contemporary development with 24-hour concierge. The property comprises two double bedrooms, family bathroom, spacious reception room and fully-equipped kitchen. It further benefits from a private balcony and ample storage. Offered to the market with no onward chain and in very good decorative order throughout.

Transport links include Stamford Brook (District Line) station and Acton Central (Overground) for easy in and out of London commutes. The A40/M40 & A4/M4 motorway are also moments away for heading to the county.



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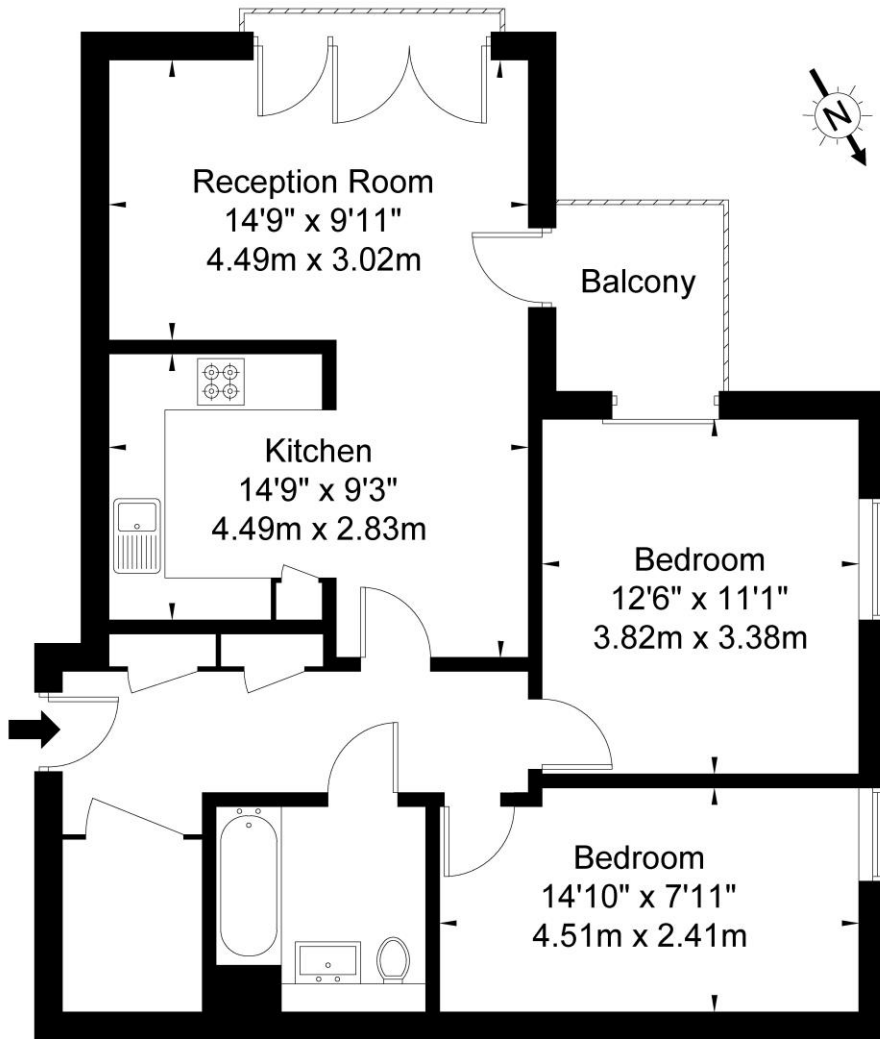


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Edison Court, Warple Way W3 7HJ

Approx Gross Internal Area = 70.3 sq m / 756 sq ft



Second Floor

Ref

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**BLEU
PLAN**

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.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	76	76
(54-68)	D		
(39-53)	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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