

Established 1920

CORRESPONDENCE TO:

SUITE 15, 28 OLD BROMPTON ROAD
SOUTH KENSINGTON
LONDON SW7 3SS



MAIN OFFICE:

2 EATON GATE
SLOANE SQUARE
LONDON SW1W 9BJ

Tel: 020 7581 1741 Email: property@ruckandruck.co.uk Fax: 020 3043 0009

IMPORTANT NOTICE:

THESE PARTICULARS HAVE BEEN PREPARED TO PROVIDE A GENERAL GUIDE ONLY, AS SUCH THEY ARE NOT INTENDED TO CONSTITUTE PART OF AN OFFER OR CONTRACT AND MUST BE READ IN CONJUNCTION WITH THE 'EXPLANATORY NOTES' ON THE LAST PAGE

ADDRESS

EDITH GROVE - SW10

BUILDING



DESCRIPTION

A well-proportioned, very bright and spacious (1083 sq ft) second and third floor maisonette with a Southwest facing balcony and 17' terrace at the rear of the building with part cover and open views. Neutral décor with good storage, glass panelled staircase and a Geberit fitted modern shower room. Additional benefits include triple glazing, en-suite WC and shutters in the principal bedroom, and wood floors throughout except staircase.

ACCOMMODATION

- * 3 Bedrooms ***
- * L-Shaped Reception Room and Conservatory**
- Style Open Plan Kitchen ***
- * Geberit fitted Shower room * en-Suite Cloakroom ***
- * SW facing Balcony * Terrace ***

GUIDE PRICE

£1,050,000
LONG LEASE AND SHARE OF FREEHOLD COMPANY
SUBJECT TO CONTRACT



LOCATION

Edith Grove is ideally located within 15 minutes' walk of Fulham Broadway and West Brompton under and overground stations, Convenience shops are within 5 minutes' walk, and close to the amenities of both the Kings Road and Fulham Road.



LEASEHOLD

LEASE:

999 year Lease from 29th September 2019 with share of freehold company

Service Charge: £1500 per annum (tbc)

Ground Rent: Peppercorn

VIEWING

Strictly by appointment with Ruck & Ruck.

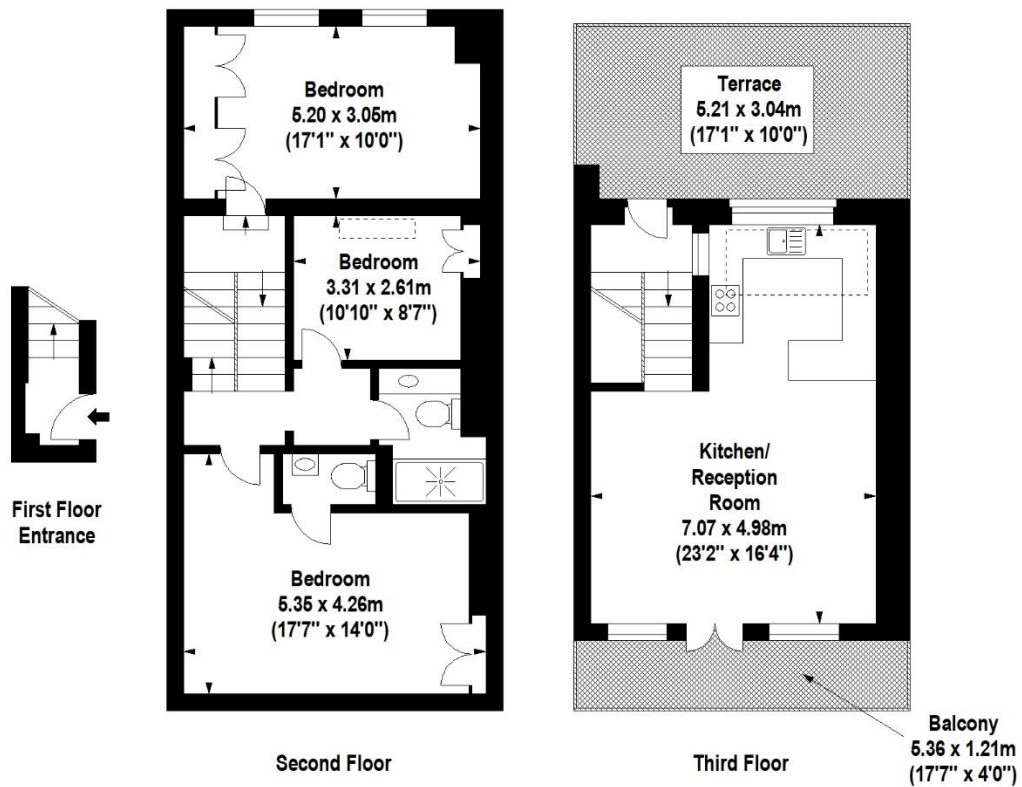
PRICE

**£1,050,000 Subject to Contract
LONG LEASE AND SHARE OF FREEHOLD COMPANY**





Floorplan

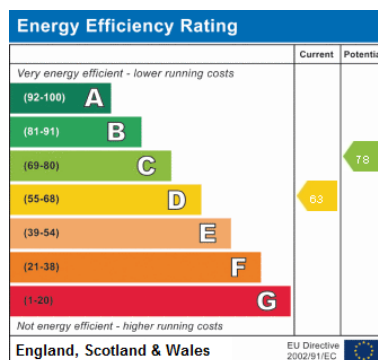


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Edith Grove, SW10

Approx. Gross Internal Area
100.61 Sq M - 1083 Sq Ft



Address:
25 Edith Grove

2nd & 3rd Floors

Edith Grove, SW10

This plan is provided for identification purposes only and is not necessarily to scale, therefore should not be relied upon for any other purpose.

EXPLANATORY NOTES

IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISDESCRIPTIONS ACT 1991 & SUBSEQUENT AMENDMENTS, RUCK & RUCK GIVE NOTICE TO ANYONE READING THESE PARTICULARS THAT: -

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MEASUREMENTS: (AREAS)	These are approximate and given ONLY as a guide, therefore should not be relied upon as being precise. If any measurement is important to your requirements, you should have it checked before proceeding.
APPLIANCES:	SERVICES, EQUIPMENT, FIREPLACES & CENTRAL HEATING have not been tested by this firm unless stated otherwise in a Contract of Sale or Inventory. Therefore, it should not be assumed they comply with current safety requirements or are in working order. Interested parties are advised to have this done by qualified technicians.
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PRICE GUIDE:	The figures quoted in these particulars have been provided by the Vendor/Landlord as a guide only and may be decreased or increased depending on any negotiations at the time an offer is made, and may in certain cases be subject to V.A.T.
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