

# FLETCHERS

ESTATE AGENTS



## Edith Road, W14

£749,950

A substantial, duplex conversion situated within an attractive Victorian building in the Gunter Estate Conservation Area. Situated over two floors, this lovely flat has been modernised by the current owners and is offered to the market in excellent condition throughout. On the first floor there are two spacious bedrooms with large sash windows allowing for plenty of natural light, a renovated, separate kitchen complete with high spec appliances and a white quartz counter top. This floor also benefits from a recently updated family bathroom and a large separate reception room with a southerly aspect and attractive features from the period.

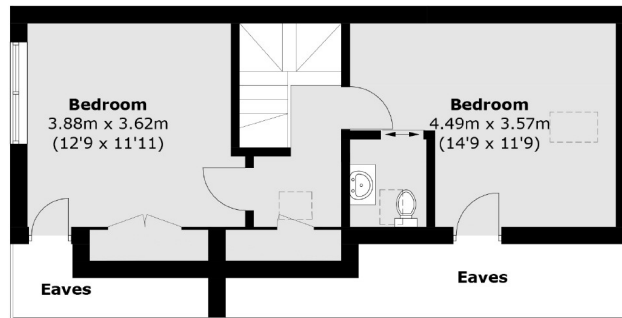
The second floor has been extended to create a further two impressive double bedrooms, one of which overlooks the gardens to the rear and the other with a second en suite W/C. The property has double glazed windows throughout. This exceptional flat is offered to the market with a share of the freehold (underlying lease 999yrs from 2018) and no onward chain.

Edith Road is a quiet and popular residential street in the Gunter Estate Conservation Area. Nearby both Kensington Olympia and High Street Kensington there are world class amenities close by. It is excellently located to get in and out of the city with both Barons Court & West Kensington Stations 0.2 Miles away (District & Piccadilly Lines) and the A4 giving access via car nearby. Green space of Gwendwr Gardens is a street away.

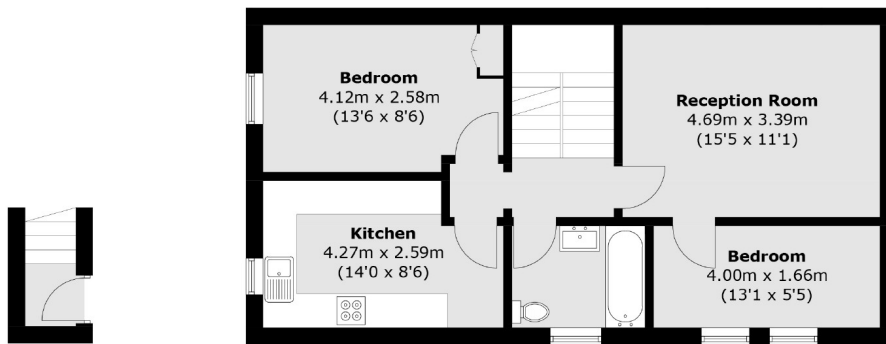
• Duplex Conversion Flat • Share Of Freehold (900+yrs) • No Onward Chain • Excellent Condition Throughout • Separate Kitchen/Reception • Quiet Tree Lined Street •

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**Third Floor**



**First Floor**

**Second Floor**

Total area (approx.): 100.6 sq. m (1082.8 sq. ft)  
(Excluding Eaves)

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