



Edith Road W14



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3 BEDROOMS

**FULL WIDTH OPEN PLAN
KITCHEN/BREAKFAST/RECEPTION**

TWO BATHROOMS (1 EN SUITE)

STUDY

LARGE PRIVATE GARDEN

GREAT LOCAL SCHOOLS

EPC RATING C 69

COUNCIL TAX BAND E

LEASE LENGTH: 100 YRS APX

SERVICE CHARGE: £2,500 PA APX



A sensational and impressively wide double fronted property with 3/4 double bedrooms and 2 bathrooms situated on the lower ground floor of a handsome detached Victorian house. The full width 37'10 x 20'8 kitchen/breakfast/reception room is to the rear of the property and has wood flooring and two bi-fold doors which span the width of the room and lead onto the truly wonderful lawned garden. The contemporary kitchen has white gloss cabinetry, an abundance of storage and central island. There is a single bedroom/study off of the kitchen. The principal bedroom suite has excellent wall to wall built in wardrobes and a spacious en suite bathroom. There are two further double bedrooms and a generous tiled family bathroom. This exceptional property of approximately 1560 sq ft appears to be in very good order throughout, commands rarity value and has its' own private entrance. Situated moments from a variety of transport links and excellent schools.



**PRICE GUIDE £1,600,000
SHARE OF FREEHOLD**

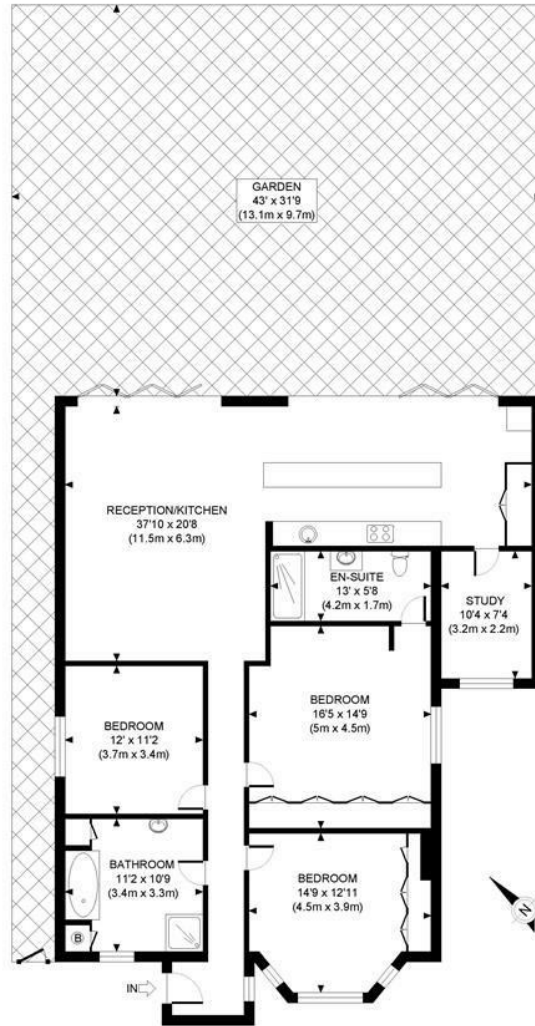
SUBJECT TO CONTRACT







EDITH ROAD, W6



LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1553 SQ.FT

APPROX. GROSS INTERNAL FLOOR AREA: 1553 SQ.FT/ 144 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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