



Eardley Crescent, London SW5



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A superb three bedroom duplex apartment situated on the raised ground and lower ground floor of a handsome Victorian building on a beautifully quiet tree-lined residential street in SW5. This is an exciting opportunity to acquire an impressive residence with a paved terrace and decked garden in central London.

Entering the raised ground floor, there is a guest cloakroom and a bright, south-facing reception room at the front of the property. The room is characterised by a striking ceiling height in excess of three metres, a period fireplace, fitted shelves, and elegant wood panel flooring.



Asking price: £1,800,000

Tenure: Share of freehold plus leasehold, approximately 987 years remaining

Service charge: approximately £10,413.18 per annum, reviewed every year, next review due 2025

Local authority: Royal Borough of Kensington & Chelsea

Council tax band: G



Adjacent to the reception room is a spacious dining area, which opens onto a Juliet balcony overlooking the garden. A beautifully designed, well-appointed kitchen is towards the rear of the property, featuring an island adorned with pendant lighting, integrated appliances, ample cabinetry and marble worktops. Every detail has been carefully considered to ensure both functionality and aesthetic appeal. Adding to the charm, a pair of impressive bi-folding doors seamlessly connect the kitchen to the decked garden—a delightful space ideal for al fresco dining and entertaining.

The principal bedroom is discreetly positioned downstairs, which is served by extensive wardrobe storage and a modern suite bathroom with a separate bath and shower. The principal bedroom also has walk-in wardrobe/study space, which has access to a terrace at the front of the property. On the same floor, there are two more double bedrooms, both with integrated wardrobe storage. One of these bedrooms opens onto a decked terrace. Additionally, a well-proportioned family bathroom, complete with a bath and shower, is accessible from the hallway





Eardley Crescent is a beautifully quiet tree-lined street located in the heart of Earls Court and ideally positioned for the excellent transport links and amenities of both Earls Court Road and West Brompton. Kensington High Street and the open spaces of Holland Park are a short walk away, as are the restaurants, bars and shops on the Old Brompton Road towards South Kensington.

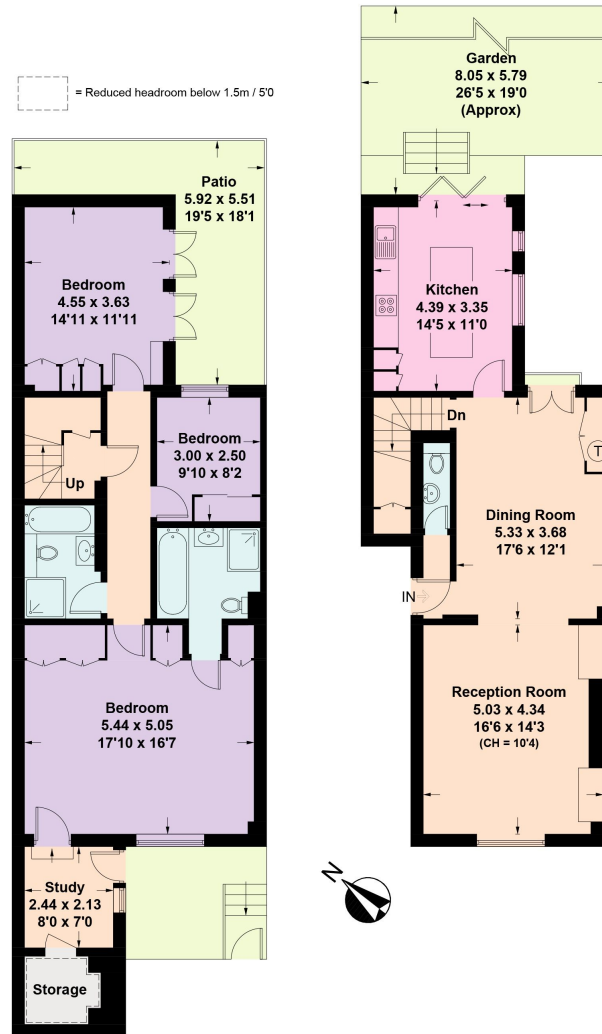
Eardley Crescent is also situated in the prestigious Royal Borough of Kensington and Chelsea, offering its residents the right to apply for a convenient parking permit.



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Approximate Gross Internal Area = 147.8 sq m / 1,591 sq ft
Including Under Head Height Storage = 2.8 sq m / 30 sq ft
Total = 150.6 sq m / 1,621 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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