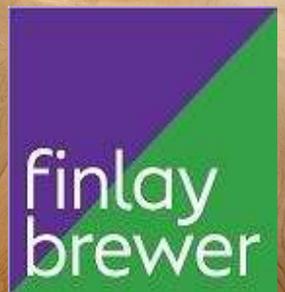




Edith Road W14



# Edith Road W14

**1 DOUBLE BEDROOM**  
**RECEPTION / FULL WIDTH KITCHEN**  
**2 SHOWER ROOMS**  
**UTILITY ROOM**  
**EPC RATING: C 70**  
**COUNCIL TAX BAND: D**  
**LEASE LENGTH: 990 YRS APX**  
**SERVICE CHARGE: £2,130 PA APX**

A light and airy 1 bedroom apartment which occupies the entire first floor of an imposing Victorian building. The open plan reception/living/entertaining space spans the width of the property and is open to the custom built kitchen with integrated appliances. The front features 2 sash windows and a wood floor. The contemporary shower room is off the entrance hall with the double bedroom behind which has open and far-reaching views. There is also a very useful and generous utility room on the half landing below with shower room and space for a home office or additional storage. This property of approximately 545 sq ft has a wonderful feel, is flooded with light and located moments from the exciting new Olympia London development with all its cultural, entertainment and fine dining venues.

**PRICE GUIDE £485,000**  
**LEASEHOLD**

**SUBJECT TO CONTRACT**





EDITH ROAD, W14



FIRST LANDING  
GROSS INTERNAL  
FLOOR AREA 110 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 435 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 545 SQ FT/ 51 SQM

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.

PROPERTY PHOTO PLANS COUK  
ONE STOP SHOP FOR PROPERTY MARKETING