



EDITH ROAD

London W14



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A fabulous five storey townhouse with an incredible southerly aspect, a 45 ft private garden and far reaching views.

   EPC
4 4 3 D

Local Authority: Hammersmith and Fulham

Council Tax band: H

Tenure: Freehold

Guide price: £2,850,000



THOUGHTFULLY DESIGNED LIVING SPACES

Ideally positioned just 0.2 miles from both the District and Piccadilly lines, the property combines period elegance with thoughtfully designed living space.

The ground floor offers a double reception room featuring remarkable ceiling heights, two marble fireplaces and beautiful cornicing, with French doors opening onto a sunlit terrace. Adjacent sits a well appointed home office.

The lower ground floor provides superb additional entertaining space, comprising an open plan kitchen and dining area, a sitting room, and a guest shower room/WC. With the advantage of its own street entrance, this level offers excellent versatility. To the rear lies the beautifully landscaped, south facing garden — a true haven in the heart of the city.



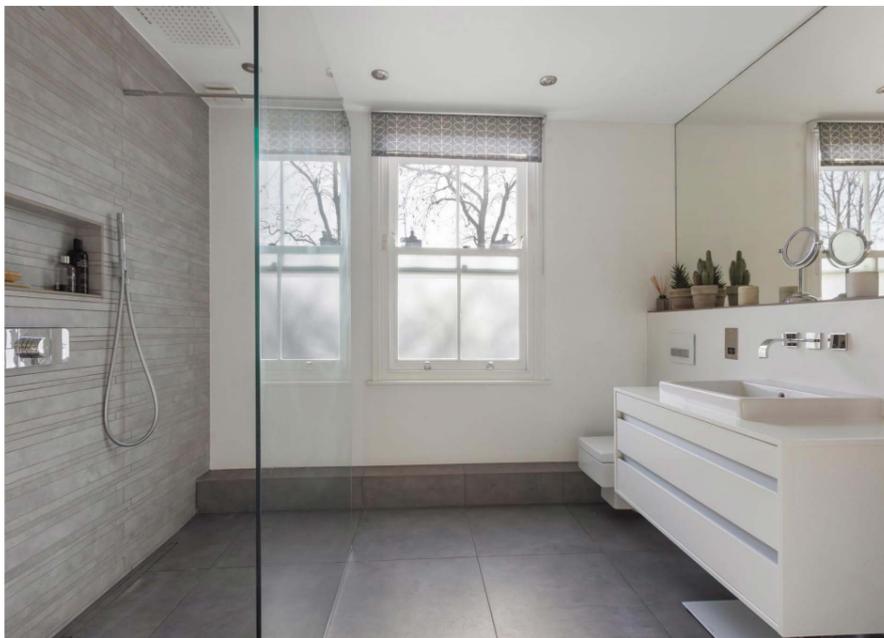




PRINCIPAL SUITE WITH DRESSING ROOM

The first floor is devoted almost entirely to the principal suite, creating a private and luxurious retreat. This comprises a generous bedroom with dressing room and a well-appointed en suite bathroom.

The upper levels provide superb family or guest accommodation. Across the second and third floors are three additional double bedrooms, each thoughtfully arranged and with a bathroom to each floor. Perfectly suited to modern family living



All timings and distances listed are approximates.





DESIRABLE WEST LONDON ADDRESS

West Kensington offers a desirable West London address, celebrated for its leafy Victorian and Edwardian streets, elegant architecture, and tranquil atmosphere. The area strikes the perfect balance between residential calm and vibrant connectivity, with a wealth of independent cafés, local boutiques and restaurants adding to its charm. The property sits close to the dynamic new Olympia London development, home to an ever growing selection of cultural attractions, entertainment venues and fine dining options. The highly regarded St Paul's Girls' School and Godolphin and Latymer School are also conveniently nearby. Kensington High Street provides an exceptional selection of retail, dining and amenities, while the green open spaces of Holland Park and Kensington Gardens are easily accessible for weekend strolls and outdoor leisure. Transport links are excellent, with access to the Piccadilly, District and Overground lines offering connections across London.





Approximate Gross Internal Area = 285.34 sq m / 3071 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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