



Edbrooke Road

London, W9

Asking Price £450,000

A bright and modern one bedroom apartment with high ceilings set over the raised ground floor of a period conversion.

standing at over 500sqft The property comprises of an open plan kitchen and reception room, double bedroom with an en-suite shower room and a separate guest cloakroom. The property has been finished to a high standard throughout and further benefits from period features throughout.

Edbrooke Road is the ideal location to take advantage of the amenities of both Maida Vale/Little Venice and Notting Hill with Paddington Wreck within easy reach.

CHESTERTONS



Edbrooke Road

London, W9

- Bright Open Plan Kitchen/Reception Room
- Double Bedroom & En-Suite Shower Room
- Over 500sqft
- Period Conversion
- EPC D



Tenure: Share of Freehold 104 years 2 months

Service Charge: £3068.33

Ground Rent: £0

Local Authority: camden

Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D	65	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Chestertons Little Venice Sales

26 Clifton Road

Maida Vale

London

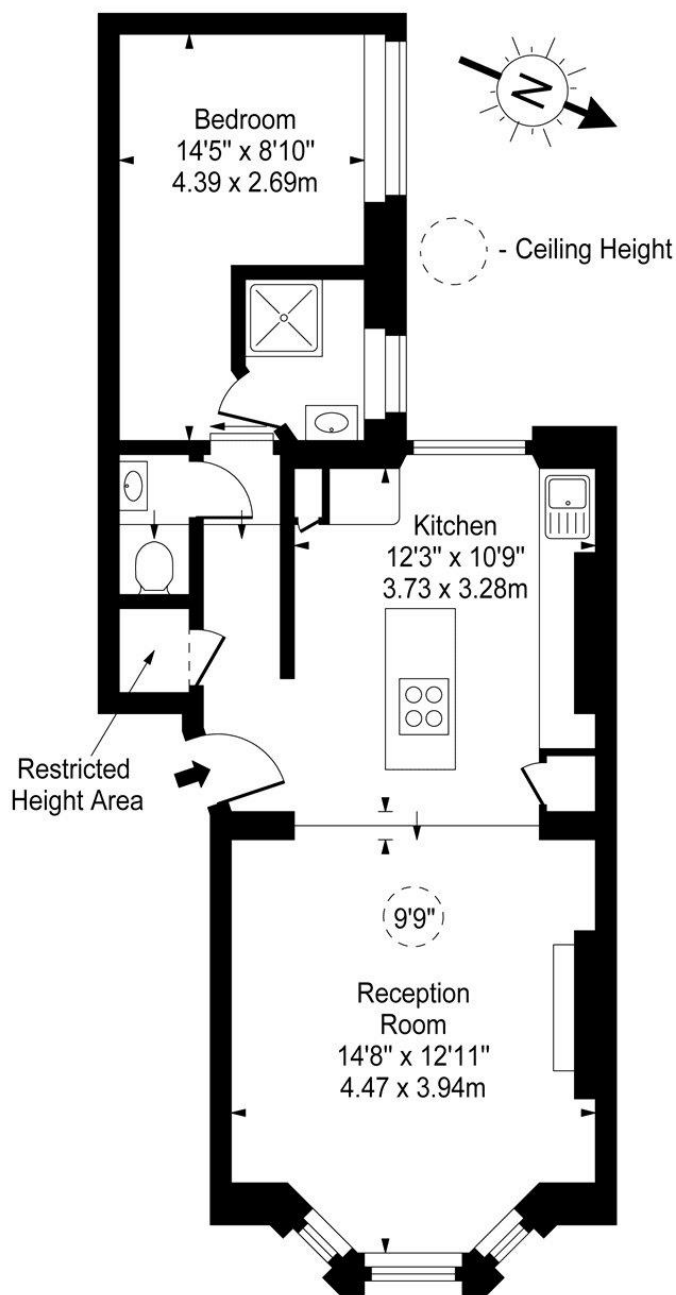
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Upper Ground Floor

Approx Gross Internal Area **523 Sq Ft - 48.59 Sq M**
(Including Restricted Height Area)

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 010620K

