



ARMFORD
ESTATES



OFFERS IN EXCESS OF

£675,000

Edbrooke Road

London, W9 2DG

PROPERTY SUMMARY

This stunning garden flat features 2 bedrooms and 2 bathrooms and is in pristine condition, showcasing charming period details. The property is chain-free and offers an open-plan living area with a modern kitchen, a guest WC, an ensuite. With an EPC rating of C, this home is both beautiful and energy-efficient.

Located on Edbrooke Road, a serene residential street parallel to Sutherland Avenue and Elgin Avenue, this desirable area provides convenient access to the amenities of Little Venice and is close to Warwick Avenue tube station (Bakerloo Line).

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Share of freehold with 980 years lease remaining

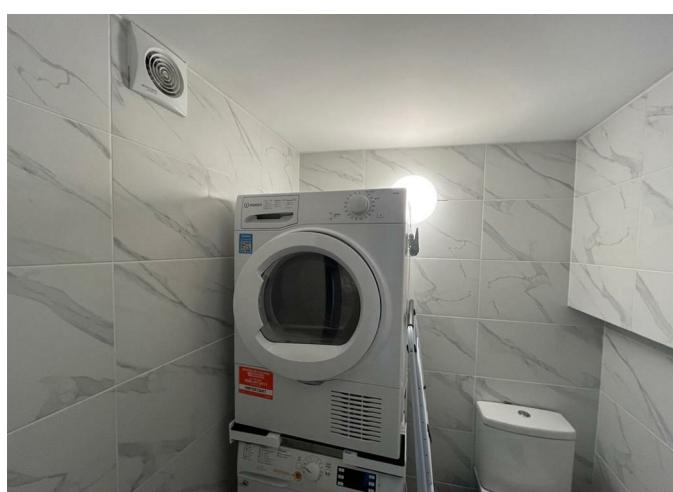
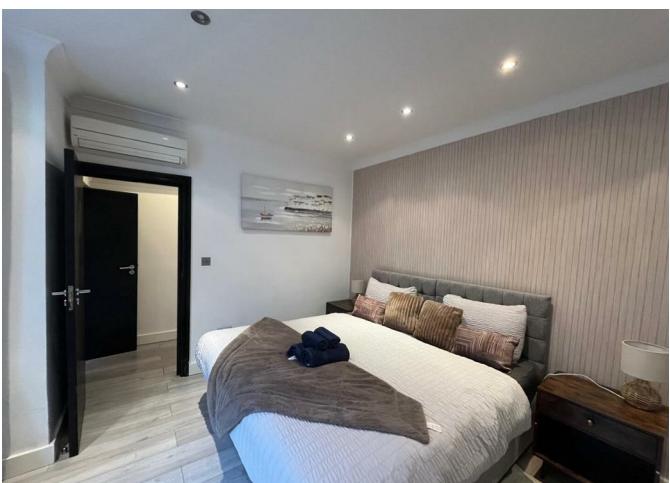
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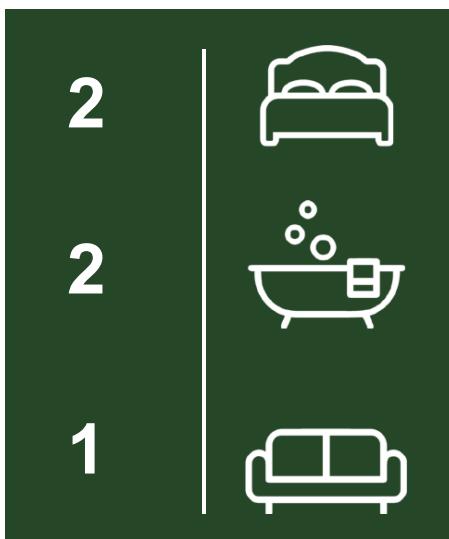
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

EPC RATING: C COUNCIL TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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OFFICE ADDRESS
Great Western Studios,
Unit 19 65 Alfred Road,
W2 5EU
London
W2 5EU

OFFICE DETAILS
0203 597 6887
info@armfordestates.com
<https://www.armfordestates.com/>