



Edbrooke Road

London, W9

Asking Price £750,000

Positioned on the upper two floors of a Victorian conversion is this bright and spacious two bedroom apartment spanning approximately 790 square feet.

Finished to a high standard throughout with a green and open outlook, the accommodation comprises a large open plan kitchen and reception with steps up to a fantastically useful study nook, two double bedrooms, family bathroom and a sperate cloakroom.

Edbrooke Road is a quiet residential street running parallel to both Sutherland Avenue and Elgin Avenue. This popular location allows easy access to the amenities of Little Venice and Warwick Avenue Tube Station (Bakerloo Line).



Edbrooke Road

London, W9

- A charming 2 double bedroom apartment with a separate useful study space.
- Finished to a high specification throughout and spanning approx. 790 square feet.
- Benefitting from a share in the freehold.
- Close to local transport links as well as local parks.



Tenure: Share of Freehold 88 years 3 months
Service Charge: Ad hoc. Building insurance £841 per annum.
Ground Rent: £0
Local Authority: City Of Westminster
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

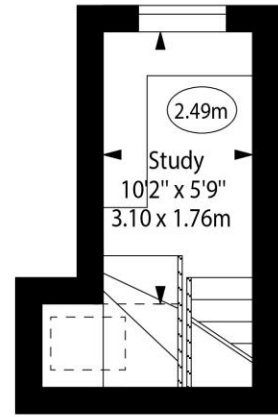
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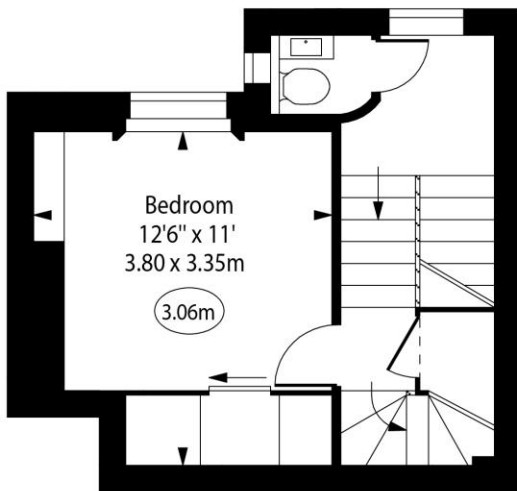
Edbrooke Road, W9



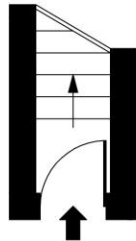
○ - Ceiling Height



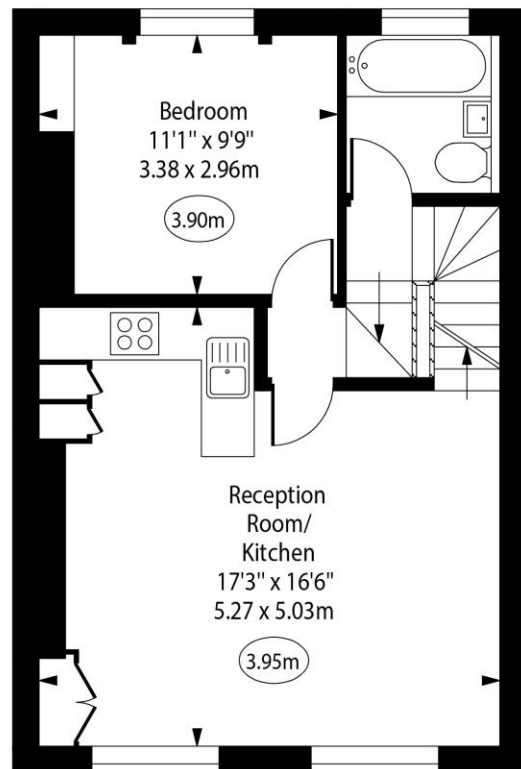
Third Floor



First Floor



Ground Floor
Entrance



Second Floor

Approx Gross Internal Area

790 Sq Ft - 73.39 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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Ref. No. 031822J

