



Eardley Crescent, London SW5 9JT

welcome to
Eardley Crescent, London

Located in a well maintained building, the property is in great condition throughout. It benefits from an excellent layout: comprising of two double sized bedrooms with great storage, a large living room with space for dining, separate kitchen and a family bathroom. The apartment boasts incredible natural light.

Eardley Crescent is phenomenally located, just 110 yards from Earls Court Station (District and Piccadilly Lines) and 0.2 miles from West Brompton Station (Overground and District Lines). The many shops and amenities of Earls Court are on the doorstep, with High Street Kensington being a short walk away.



Eardley Crescent, SW5

Approximate Area = 680 sq ft / 63.2 sq m

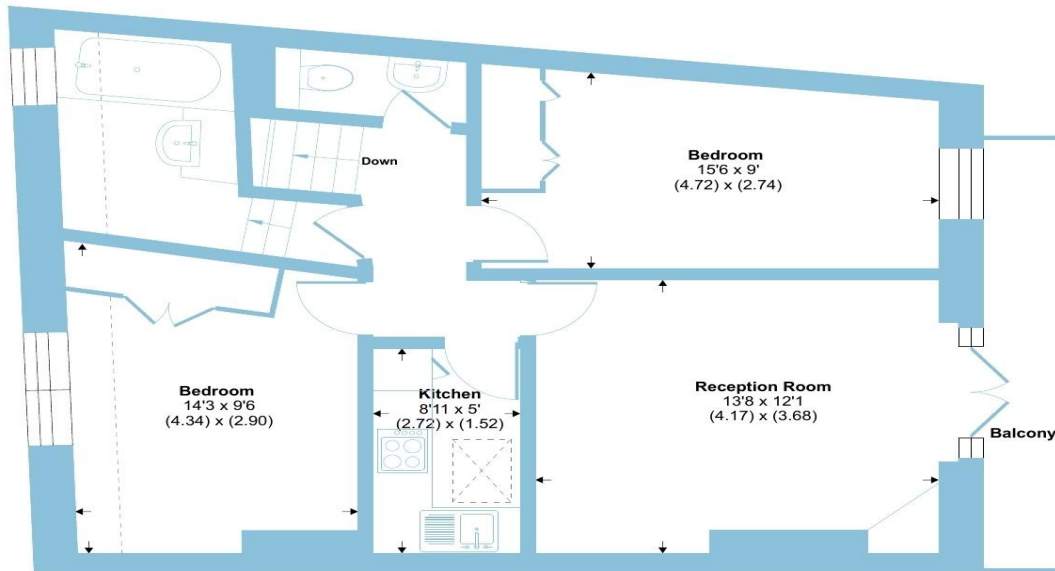
Limited Use Area(s) = 31 sq ft / 2.8 sq m

Total = 711 sq ft / 66 sq m

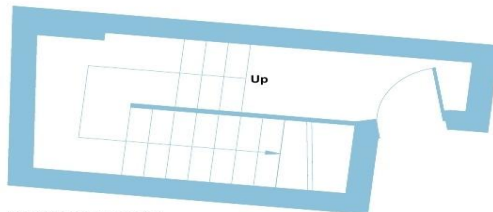
For identification only - Not to scale



Denotes restricted
head height



THIRD FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nîchecom 2024.
Produced for Barnard Marcus. REF: 1116386



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- Top floor flat
- 2 Double bedrooms
- Lease length: 148 years
- 110 Yards from Earls Court station

Tenure: Leasehold EPC Rating: D

Council Tax Band: E Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/ECT105118



Property Ref:
ECT105118 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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