



Edbrooke Road, W9

Guide Price: £495,000, 127 Years remaining on the lease unexpired

Anderson//Rose





Guide Price: £495,000

**117 Years remaining on the
leasehold unexpired**

Service Charge: £985.00 per annum

Ref PCL220139

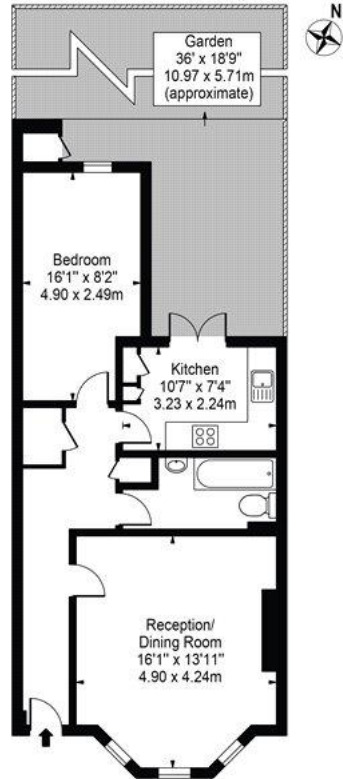
Edbrooke Road, W9

A fantastic opportunity to acquire this beautifully presented garden apartment situated on lower ground floor of a handsome period conversion.

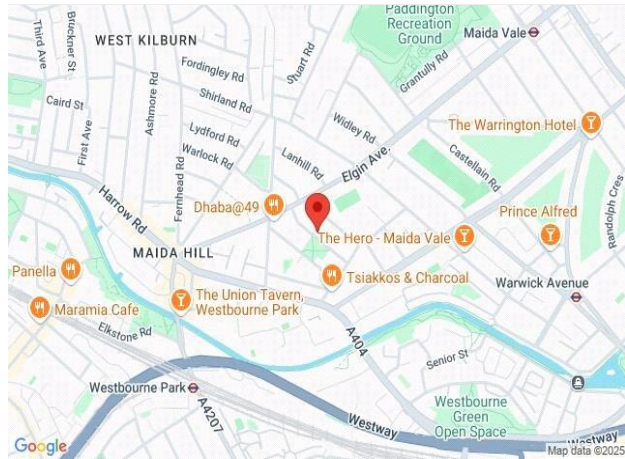
The property benefits from its own front door and comprises a bright and spacious reception room, separate kitchen with modern appliances, great sized bedroom with plenty of wardrobe space a family bathroom and a very good-sized private garden and patio.

Edbrooke Road is a quiet residential tree lined street just off Elgin Avenue in Maida Vale W9. In addition to the delightful Edbrooke Road Gardens opposite your front door, the famous little Venice canals and bustling Highstreet with its array of boutique shops, cafes and restaurants are nearby. Warwick Avenue Tube (Bakerloo Line) is just 0.2 miles away from the property, which provides efficient transport across the capital.

Edbrooke Road
Approx. Gross Internal Area 595 Sq Ft - 55.28 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

