



Edith Terrace, London **SW10**

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# Edith Terrace, London SW10

The impressive living accommodation comprises an open-plan kitchen, living, diner complete with stylish breakfast bar. The apartment is positioned on the corner of the building, and as such, the reception room benefits from dual aspect windows, which flood the room with light.

There are two double bedrooms, both with fitted wardrobes. There is a separate family bathroom and a guest cloakroom.

This purpose-built apartment is located on the third floor and is served by a lift.



**Guide price:** £750,000

**Tenure:** Leasehold: approximately 96 years remaining

**Service charge:** £2,443.08 per annum, reviewed every 1 year, next review due 2025

**Ground rent:** £10 per annum, reviewed every 1 year, next review due 2025

**Local authority:** Royal Borough of Kensington and Chelsea

**Council tax band:** E

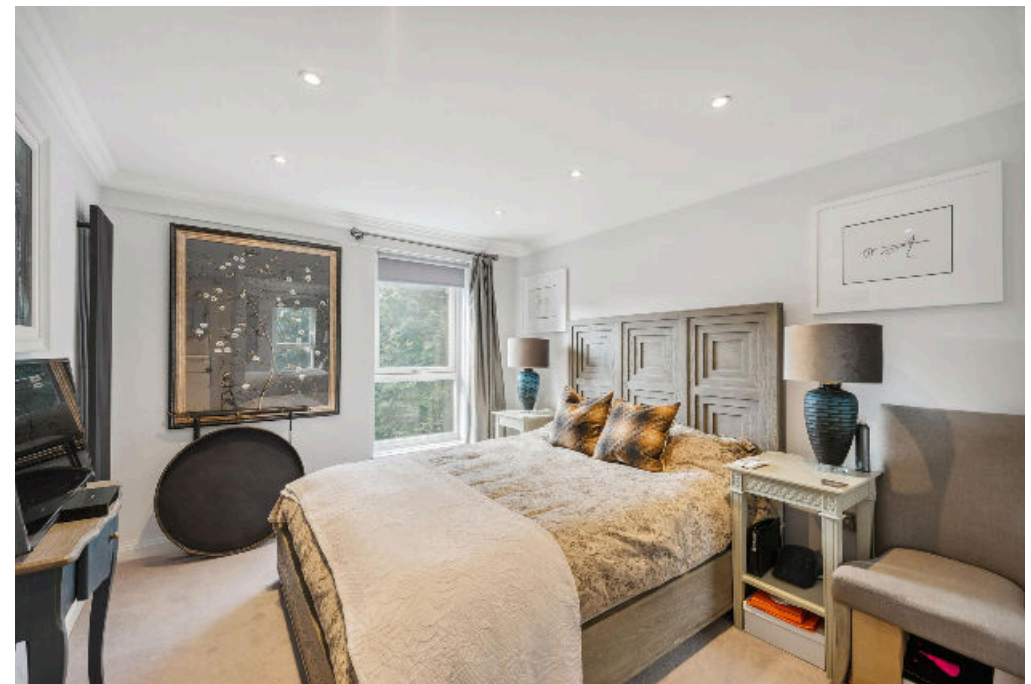
## Location

There are a wide range of amenities within close proximity; Hollywood Road and Fulham Road offer an array of supermarkets, cafes and restaurants. The nearby, vibrant Kings Road provides a broad selection of luxury and boutique shops and bars.

There are plenty of green spaces within easy reach including Brompton Cemetery, with its excellent walking, jogging and cycling routes and Battersea Park with its lakeside café and wide range of sporting facilities. The Thames Path offers riverside walks along the Chelsea Embankment.

Fulham Broadway Station (District Line) is 0.6 miles away.

\*All distances are approximate.



# Edith Terrace, SW10

**Approximate Gross Internal Floor Area**  
**72.7 sq m / 782 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



## Third Floor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2024. Photographs and videos dated September 2024.

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