



Edith Grove, London **SW10**

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An exceptionally well-proportioned two bedroom apartment presented in a classically tasteful condition throughout.

The apartment is situated on the first floor of an attractive, well-maintained period building on Edith Grove.

The living space comprises two double bedrooms, a larger than average kitchen/dining room, generous reception room featuring a large window offering a green, leafy outlook with an abundance of natural light and modern family bathroom.



Guide price: £1,000,000

Tenure: Share of freehold plus leasehold, approximately 140 years remaining

Service charge: £4,660 per annum, reviewed every 1 year, next review due 2025

Local authority: Royal Borough of Kensington and Chelsea

Council tax band: F





Location

Edith Grove runs between Kings Road and Fulham Road.

There are good transport links with Earls Court and South Kensington tube stations both approximately within 1.0 mile from the property and Sloane Square approximately 1.5 miles away.

There are also excellent bus services from both the Fulham Road and Kings Road.

*All distances are approximate.

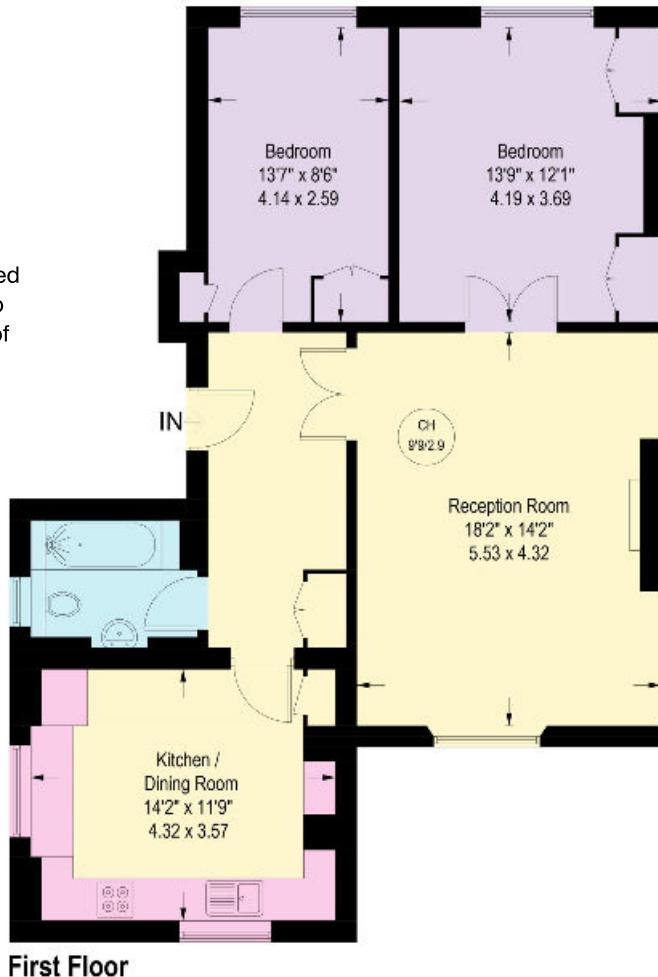


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Approximate Gross Internal Area = 895 sq ft / 83.2 sq m



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.



First 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 May 2024. Photographs and videos dated May 2024.

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