

Edbrooke Road, London W9



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A bright and spacious three bedroom duplex garden flat, measuring almost 1450 square feet, set within an imposing period house on Edbrooke Road. This charming property combines a mixture of traditional period features with open plan living suited to modern family life.

As you enter through a private front door on the lower ground floor, you are greeted by wooden floors throughout a double reception room, leading onto a bright kitchen/diner with ample storage, integrated appliances, and bi-folding doors that open onto the private rear garden. Further benefits include a utility room and a downstairs bathroom.



Guide price: £1,200,000

Tenure: Leasehold: approximately 113 years remaining

Service charge: £200 per annum, please note we have been unable to confirm the service charge and ground rent review periods. You should ensure you make your own enquires

Local authority: City of Westminster

Council tax band: G







The raised ground floor provides three double bedrooms with generous ceiling height and a modern family bathroom. There are two street entrances on both the lower ground floor and the raised ground floor, adding to the convenience and accessibility of this unique home.

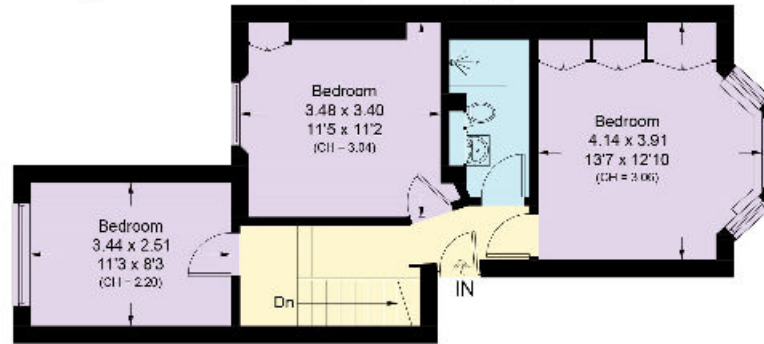
Edbrooke Road is a quiet residential street with a fabulous sense of community, offering residents convenient access to Notting Hill and Portobello Road. A large array of cafes, restaurants, shops, and bars can be found locally, whilst Paddington Recreation Ground is also within easy reach. The property is conveniently located for easy access to the A40 and Maida Vale, Warwick Avenue, and Westbourne Park underground stations.





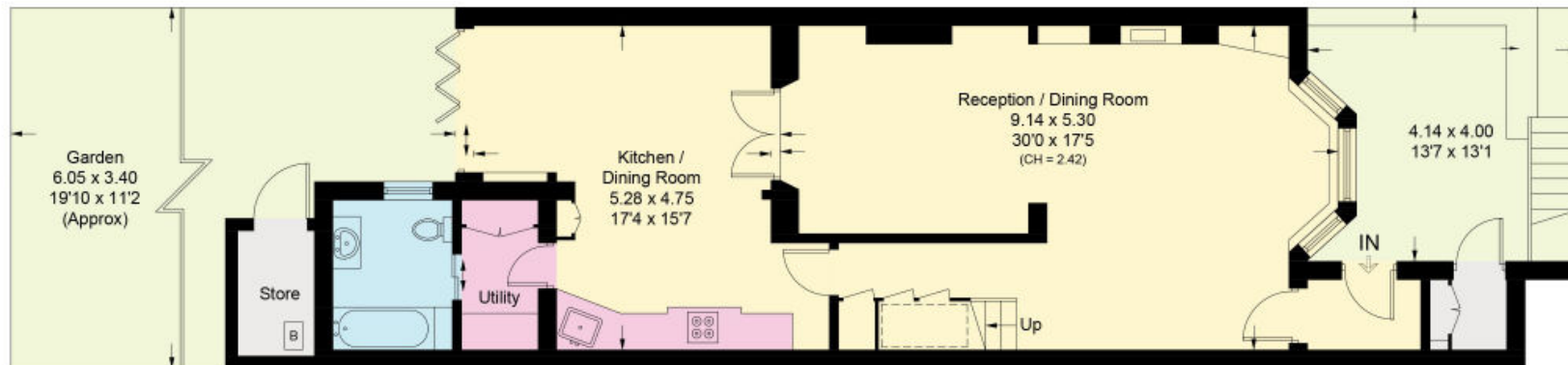
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Total are = 133.6 sq m/1438 sq ft
(Including limited use, & external stores)



Raised Ground Floor
Approximate Area = 48.8 sq m / 525 sq ft

— Reduced head height below 1.5m



Lower Ground Floor
Approximate Area = 80.7 sq m / 869 sq ft
Including Limited Use Area (1.2 sq m / 13 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.

Knight Frank
Queen's Park
60 Salusbury Road
NW6 6NP

We would be delighted to tell you more

Queen's Park
020 3815 3020
queenspark@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)



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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