

ALEXANDER  
STEER

EDITH ROAD, W14

£1,000,000

SHARE OF FREEHOLD



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## PROPERTY FEATURES

- 900+ Year Lease
- No Onward Chain
- Three Bedrooms & Three Bathrooms
- Moments from High Street Kensington & Kensington Olympia
- Excellent Condition Throughout
- Offering over 1,300sqft (123sqmts) of Living Space





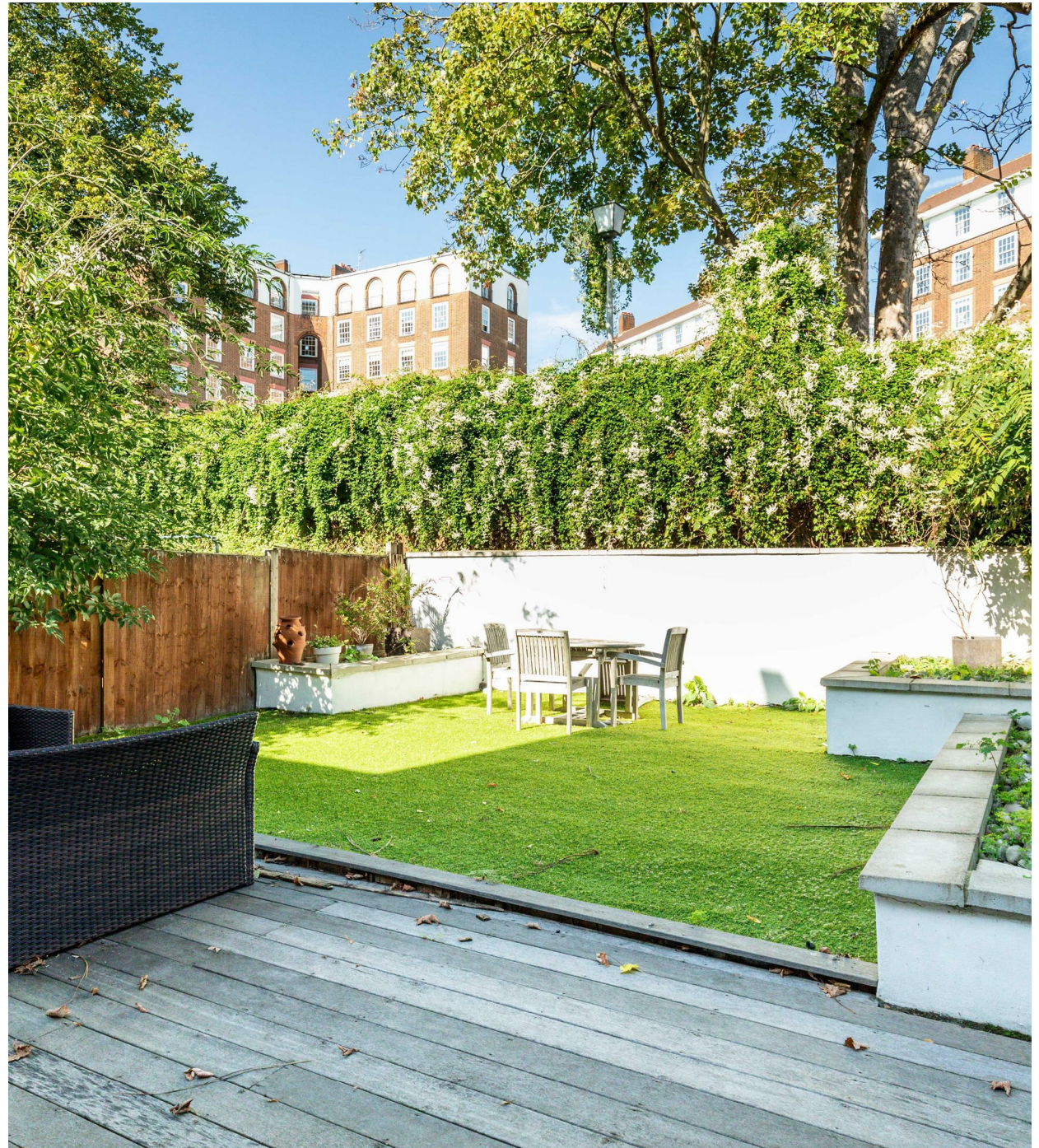
# EDITH ROAD

£1,000,000

An exceptionally finished and spacious garden maisonette situated with a striking, exposed brick Victorian building within the Gunter Estate Conservation Area which is only moments from Kensington Olympia & the green space of Brook Green. Arranged laterally, this excellent property offers over 1,300 sqft (123sqmts) of living space and a generous private rear garden. An excellent choice for first time buyers, buyers that are looking to upsize, for those after a second home in London and for young families alike within a highly sought after area.

Entering through your own private entrance, you come into a large hall with plenty of space for coats & shoes and a vault currently used as a storage room by the owners. To the right you have the master suite with a feature bay window that faces south towards the front garden and allowing for lots of natural light, this room has plenty of space to add built in storage if required and benefits from a newly renovated en-suite shower room complete with walk-in shower. Off of the hall to the left you have two further generous double bedrooms one of which again has its own en-suite shower room and off the hall to the right there is a modern family bathroom with stylish metro tiling. To the rear of the flat you have a stunning, open-plan kitchen/reception room with floor to ceiling, bifolding doors that open out into the rear garden and along with the large sky light allow for lots of natural light. The kitchen comes complete with high spec fitted appliances, quartz work tops and attractive handle-less cabinetry and the reception is generous and would be great for entertaining and/or as a kids play area. There is also a large separate utility room off of the main hall. The private rear garden is a brilliant size and bigger than the vast majority of gardens that you would see with houses of a similar value and finished well with decking and raised planters. This fantastic flat is offered to the market with a 900+ year lease and no onward chain.

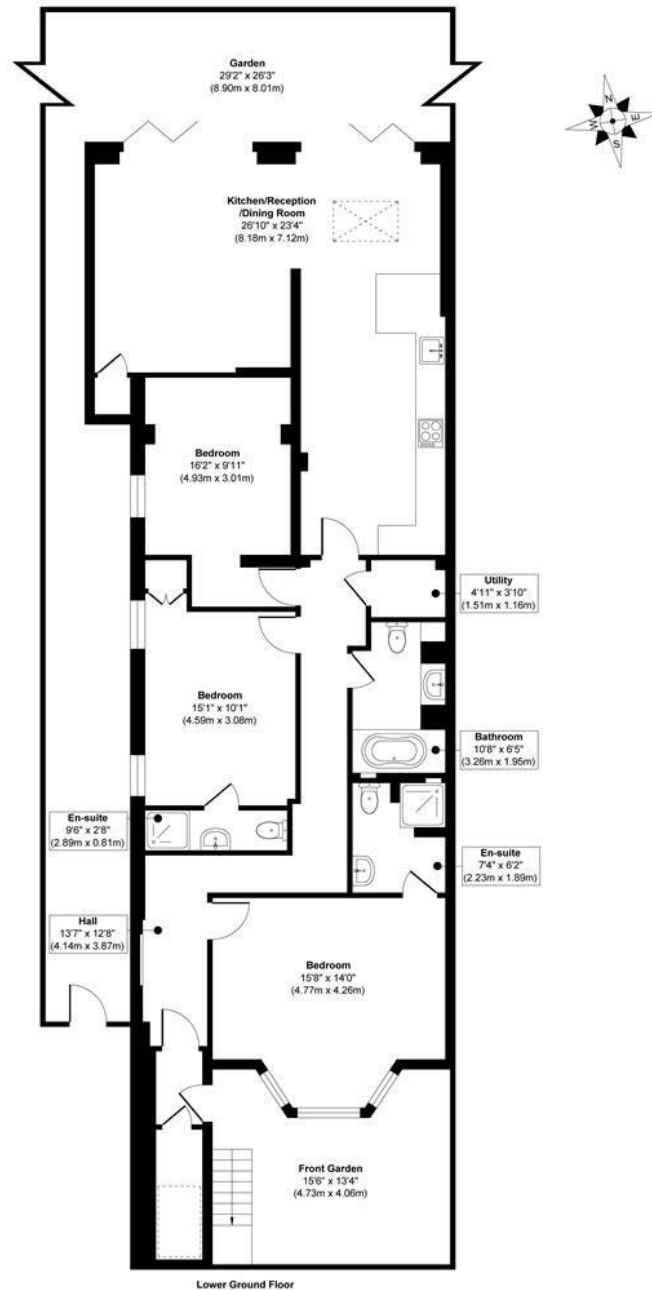
Edith Road is a lovely road within the sought after Gunter Estate Conservation Area with mainly uniform Victorian houses. Despite being nestled in a quiet, residential street you have some of the finest boutiques in the world on your doorstep with High Street Kensington a short walk away and stand to benefit hugely from the soon to be completed development at Kensington Olympia. Transport links are excellent with both West Kensington (District Line) and Barons Court (Piccadilly line) Underground Stations under a quarter of a mile away providing convenient access into central London and out to Heathrow Airport. Gwendwr Gardens is a well maintained open to public garden and is only a street away. There are exceptional school options locally with St. Pauls Girls School, St James Girls, Fulham Boys, Kensington Primary Academy, Jacques Prevert and Latimer & Godolphin all a short distance away.











**Approx. Gross Internal Floor Area 1330 sq. ft / 123.65 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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**CALL US ON**

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**Council Tax Band**

**E**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

**ALEXANDER STEER**  
Estate Agents