



**EDITH ROAD, LONDON, W14**  
£750,000

**Carter Jonas**

## EDITH ROAD, LONDON, W14

### BEAUTIFULLY RENNOVATED AND BRIGHT TWO BEDROOM FLAT ON A QUIET RESIDENTIAL ROAD. - EPC C.

Beautifully renovated and bright two bedroom flat on a quiet residential road. - EPC C.

Excellent newly renovated two double bedroom lateral apartment. The property comprises; large living room with bay window bringing in lots of natural light, semi open plan kitchen/dining area, family bathroom and two double bedrooms with access to private garden.

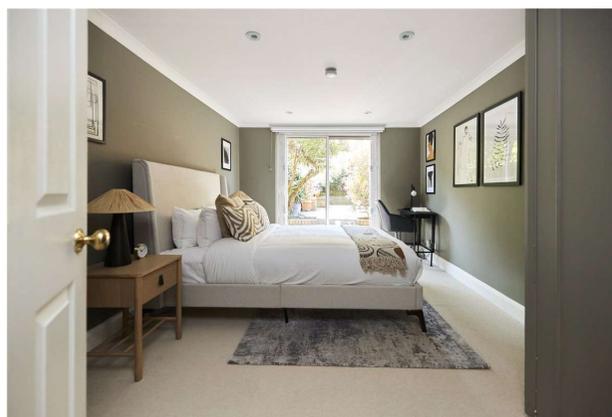
Edith Road is ideally situated with great access to transport links including District, Piccadilly, Overground and Southern lines as well as multiple buses.

There is also an abundance of shops, bars and restaurants in easy walking distance.

**TENURE** Share of Freehold

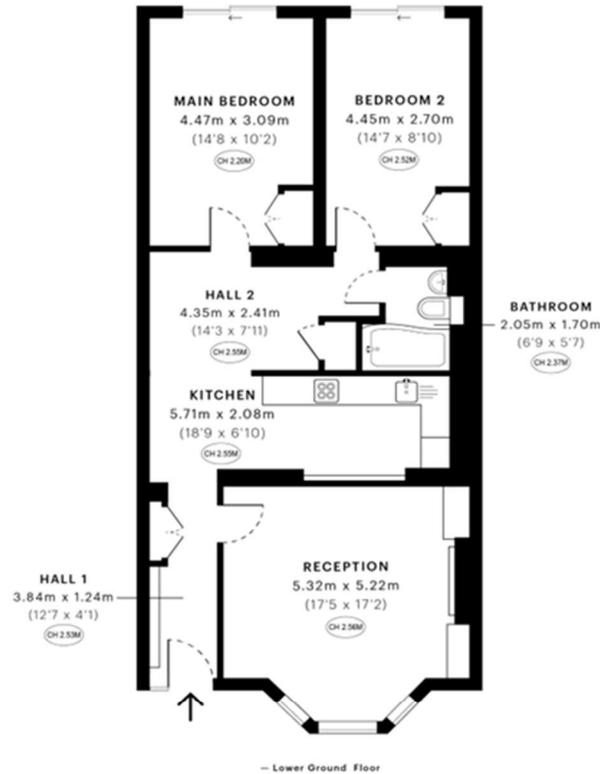
**LOCAL AUTHORITY** Hammersmith and Fulham - Council Tax Band E

**EPC BAND** C





Garden also available, not measured during survey, and excluded from measurements.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	78
(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	

GROSS INTERNAL AREA (GIA)  
The floor area of the property.  
78.78 sqm / 847.98 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and structural features.  
Includes internal doors and built-in furniture.  
73.40 sqm / 790.30 sqft

INTERNAL STRUCTURAL FEATURES  
Refrigerators, ovens, freezers etc.  
0.00 sqm / 0.00 sqft

EXCLUDED FROM MEASUREMENT  
Excludes areas under stairs.  
0.00 sqm / 0.00 sqft



Spec and floor plans are produced in accordance with Royal Institution of Chartered Surveyors Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

spec ID: 564109962750ac50dd794803e

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