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# Edith Terrace, London

## Offers In The Region Of £520,000



Hunters are delighted to present this exceptionally well located and well-proportioned two-bedroom apartment, set on the third floor of a purpose-built development with lift access.

The property features a spacious reception room with defined living and dining areas, opening onto a west-facing private balcony, following through to the kitchen. There are two generous double bedrooms both with fitted wardrobes, as well as a modern shower room, and additional W/C. Additional benefits include three useful storage cupboards located off the hallway.

Ideally located for the excellent amenities of Hollywood Road and Fulham Road, offering a variety of cafés, restaurants, and supermarkets, with the vibrant King's Road also nearby for boutique shopping and dining. Green spaces such as Brompton Cemetery, Battersea Park, and the Thames Path are all within easy reach, providing superb outdoor leisure options.

Fulham Broadway Station (District Line) is just 0.6 miles away, offering convenient access to the City and West End. Earl's Court, South Kensington and Sloane Square stations are also easily accessible and offer direct links to Central London. Sold Chain Free.

223 West End Lane, West Hampstead, London, NW6 1XJ | 0207 431 4777  
westhampsteadsales@hunters.com | www.hunters.com



## KEY FEATURES

- Two bedroom apartment
- Purpose built block
- 888 sq.ft of living space
- Ample storage throughout
  - Sold chain-free
  - Long lease attached
- Private West-facing balcony
- Off-street parking available

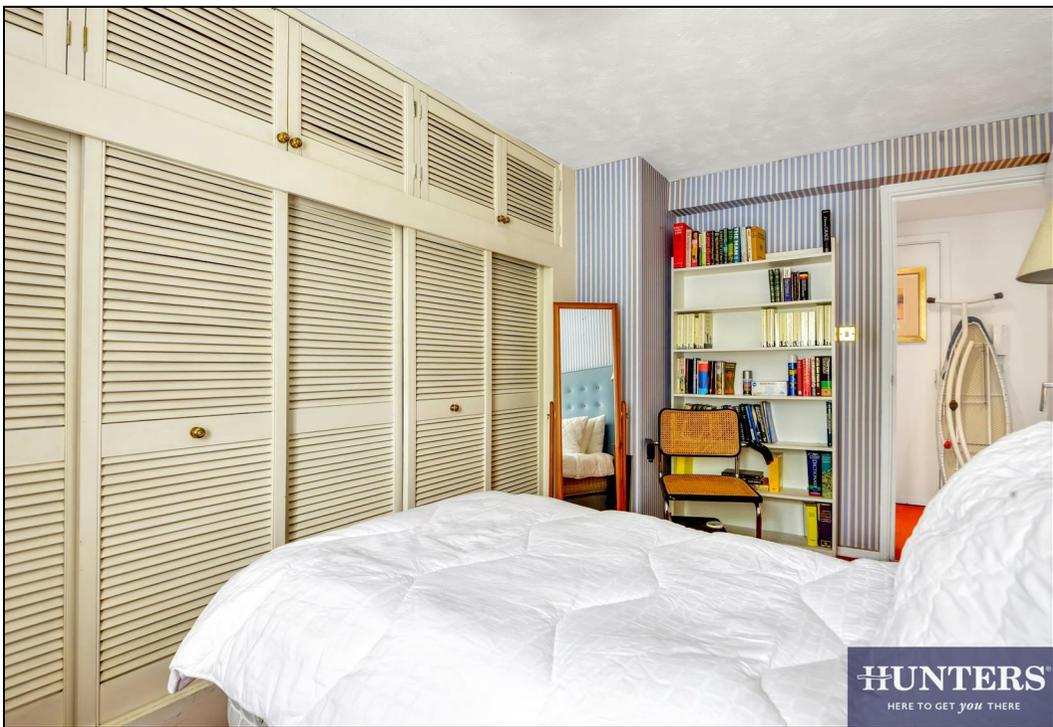




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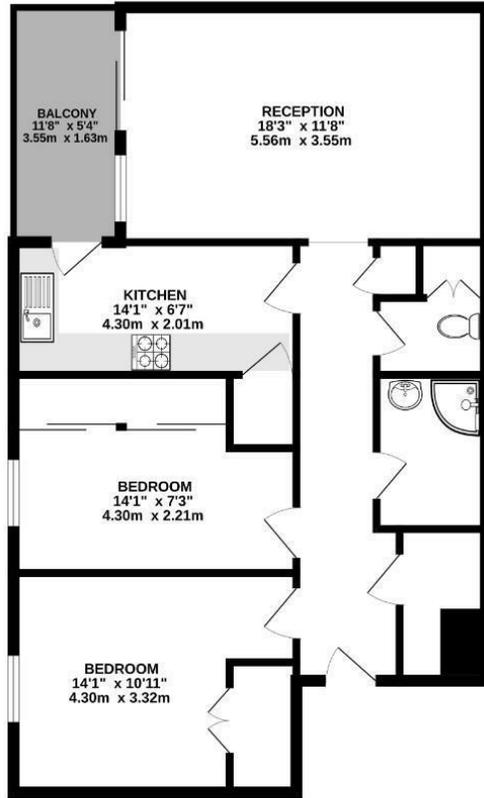


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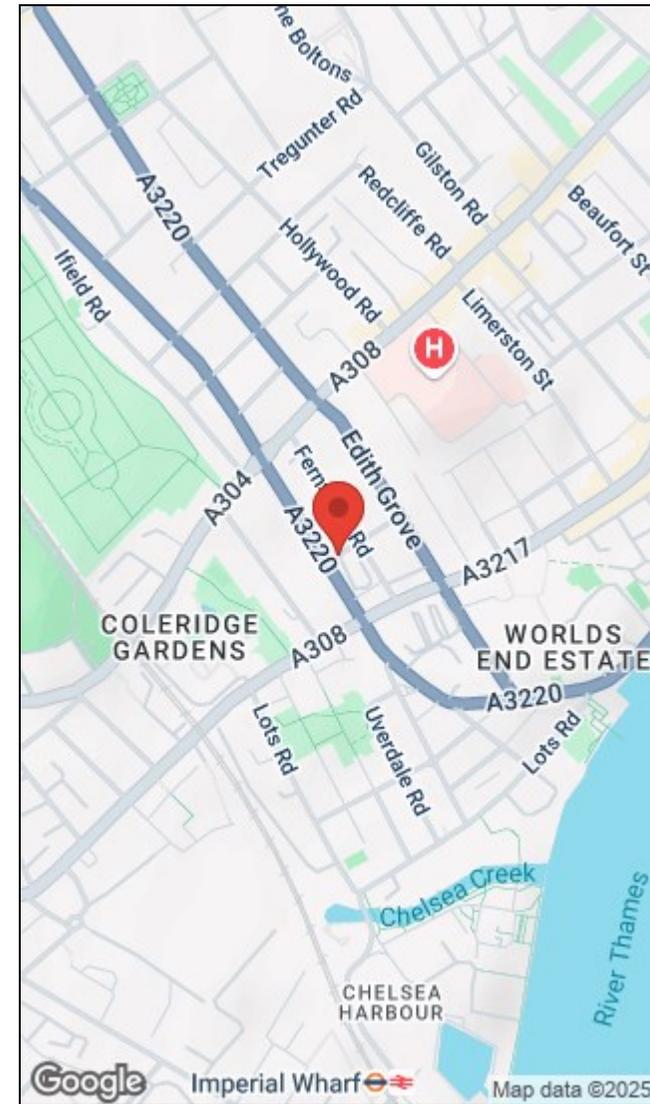
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THIRD FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



TOTAL FLOOR AREA: 883 sq.ft. (82.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropax 2002.



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>			
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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