



**EDBROOKE ROAD, W9 £575,000 SOLE AGENT** Subject to contract

A bright and spacious two bedroom garden flat located in the heart of this fashionable area, forming part of an attractive converted house with its own entrance and access to a private garden. The apartment has well-proportioned accommodation with an attractive open-plan kitchen/family room with a floor-to-ceiling glass door opening onto a private garden. Edbrooke Road is ideally situated for all the local amenities including shops, boutique cafes, Paddington Recreation Ground and transport links including buses to Central London, Warwick Avenue underground (Bakerloo line) and Westbourne Park underground (Hammersmith & City line).

Two Bedrooms | Shower Room | Open Plan Kitchen/Dining/Reception Room | Storage Room  
| Private Garden | Share Of Freehold

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incorporating  
**Vickers**

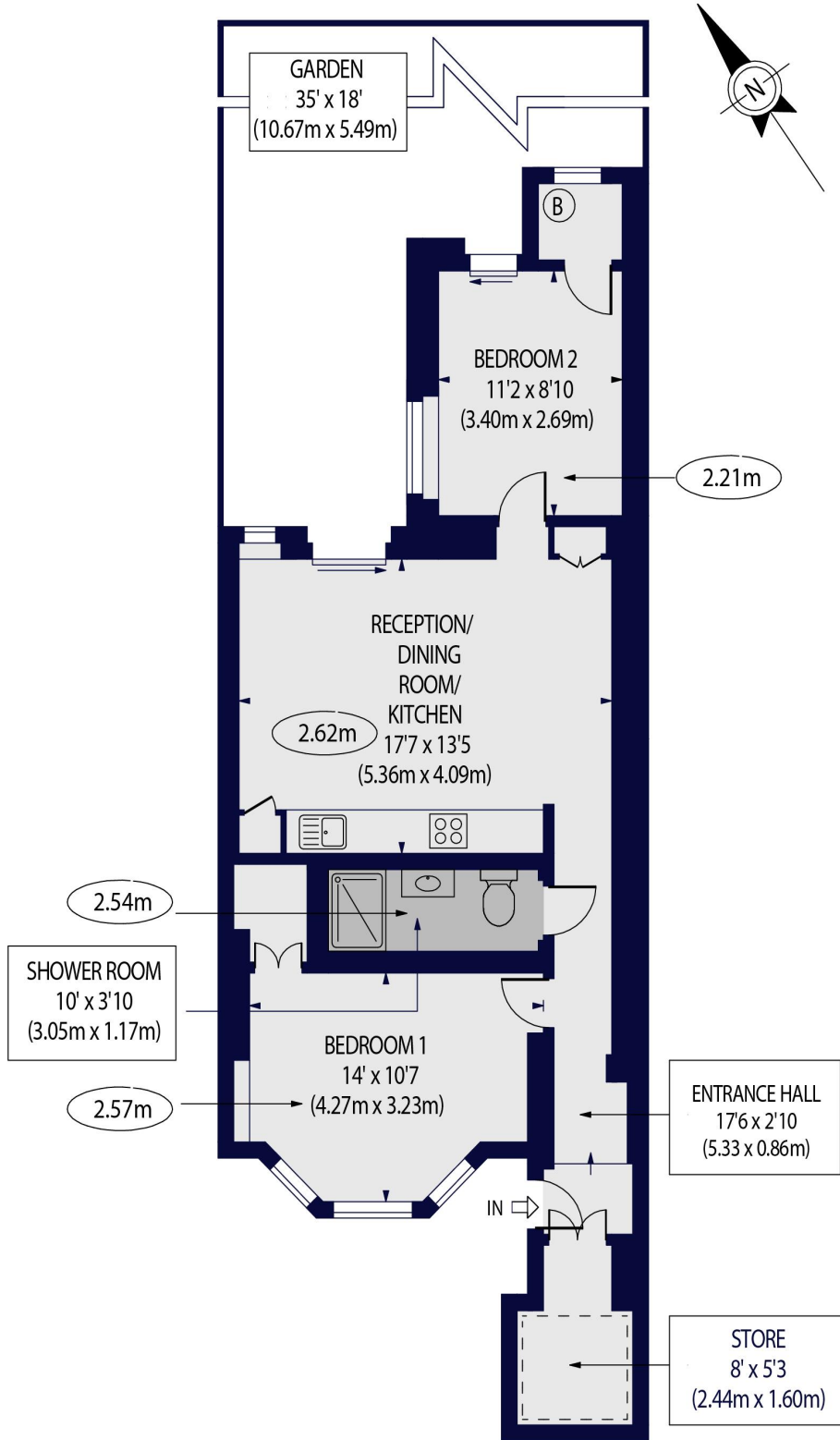




# EDBROOKE ROAD, W9 2DG

Approx. Gross Internal Floor Area 713 sq ft. / 66.23 sq.m  
(Including Restricted Heights)

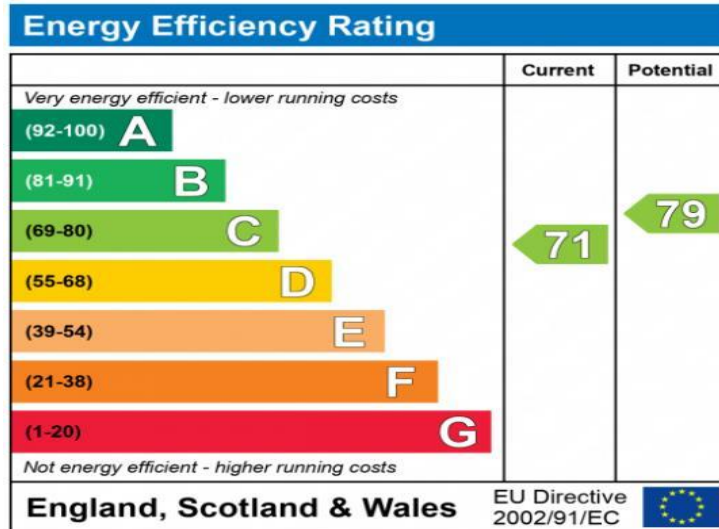
○ - Ceiling Height



LOWER GROUND FLOOR

For Illustration Purposes Only - Not To Scale Floor Plan by [www.nogaphotostudio.com](http://www.nogaphotostudio.com) Ref: No.46212  
This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Tenure:** Share of Freehold  
**Term:** 999 years from 25/12/2013  
**Service Charge:** Approx. £500 per annum (Building Insurance)  
**Current Ground Rent:** TBC

**NOTES:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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