



## EDBROOKE ROAD, LONDON, W9 £550,000 LEASEHOLD

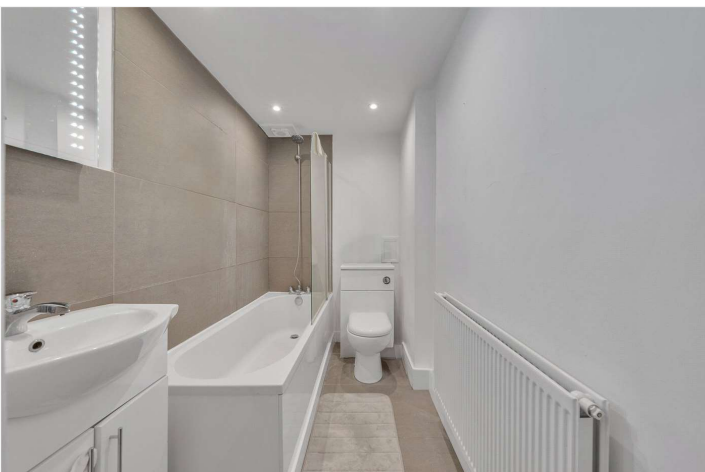
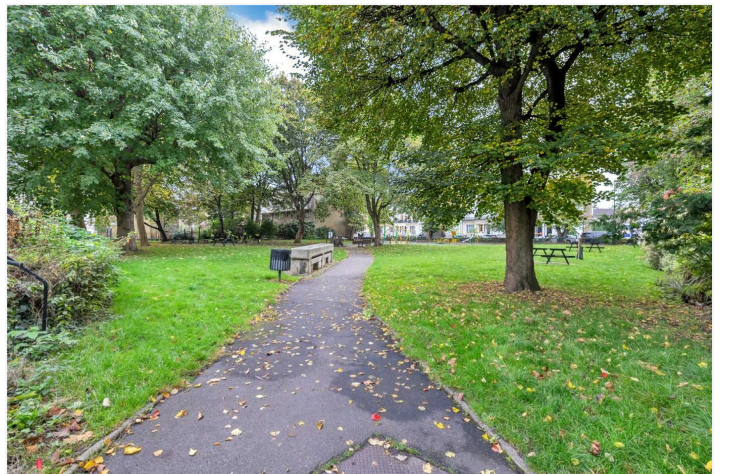
A bright spacious large one-bedroom garden flat located in the heart of this fashionable area, forming part of an attractive converted house with its own entrance and access to a private garden. The apartment has well-proportioned accommodation with a large reception room and a nice kitchen breakfast room opening out onto a private garden. Edbrooke Road is conveniently located near a variety of local amenities, which encompass shops, boutique cafes, and Paddington Recreation Ground. Additionally, it offers accessible transport options, including bus services to Central London, with Warwick Avenue underground station (Bakerloo line) situated 0.7 miles away and Westbourne Park underground station (Hammersmith & City line) located 0.6 miles away.

Double Bedroom | Family Bathroom | Kitchen / Breakfast Room | Reception Room | Entrance Hall |  
Patio | Garden | Leasehold

**Winkworth**

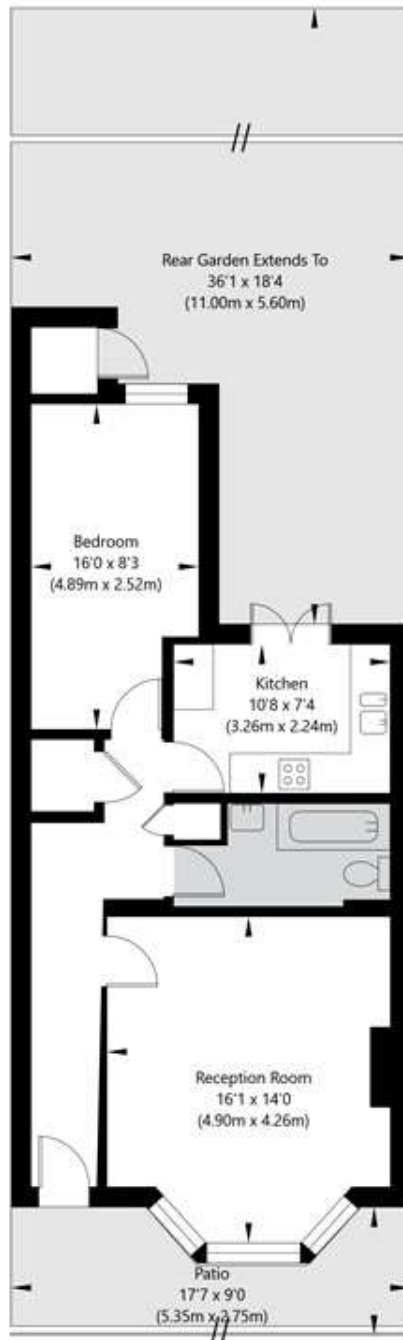
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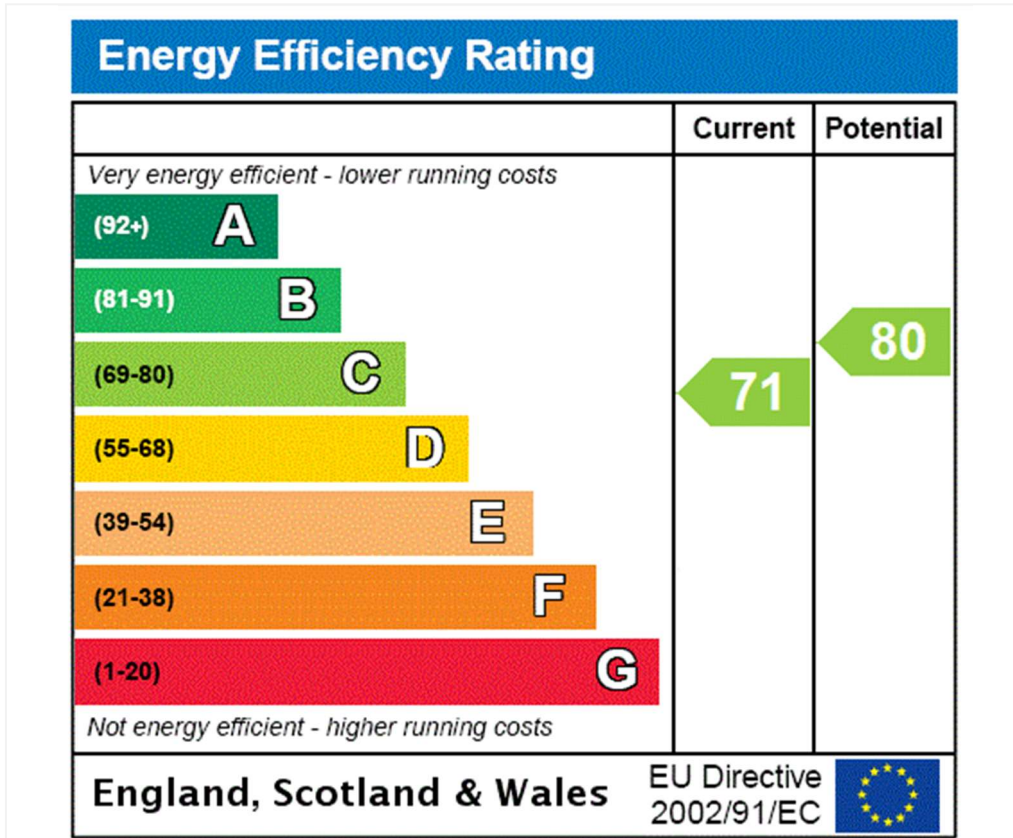
36A Edbrooke Road London W9 2DG

Lower Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 56.1 SQ M / 604 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 56.1 SQ M / 604 SQ FT  
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**Tenure:** Leasehold  
**Term:** Expires - 01/01/2143  
**Service Charge:** £880 per annum  
**Council Tax Band:** D

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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