



57, Edith Grove

London, SW10 0LB

Large and modern one double bedroom garden flat with a huge private garden.

This modern apartment is located on the south side of the street and close to the proximity of the famous Kings Road.

Benefiting from its own large private garden, this flat could be extended further (STP). The property currently comprises of its own entrance, wooden floors, bright and large reception room, separate kitchen with a door to the garden, double bedroom and family bathroom.

As part of the redecoration the seller had completely rewired the house, installed a new boiler and damp proofed certain parts in which have a guarantee for. The Kitchen benefited from new tiles, sink and countertop.

In the garden you have a large out building and storage unit adjoining the house. Edith Grove is a popular residential street running south from Fulham Road to King's Road. There are an excellent range of local shopping and restaurants facilities within the immediate area, and easy links via bus along the King's Road over Fulham Road as well as the Chelsea Harbour Overground Train Station.

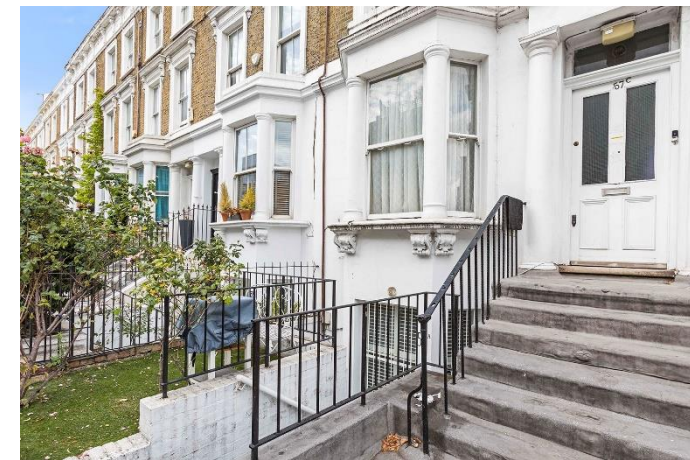
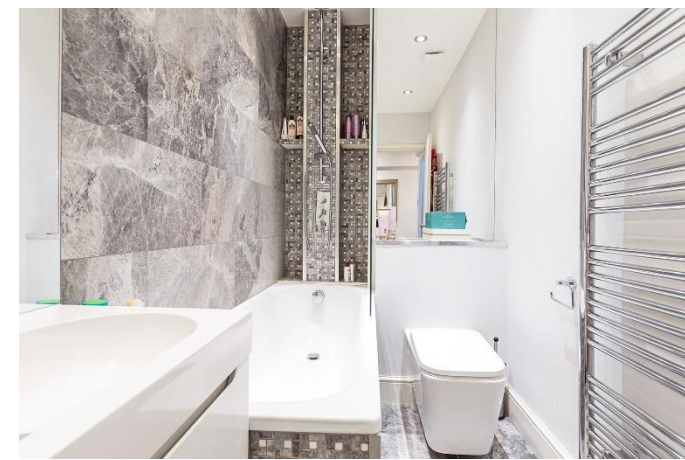
Asking Price: £650,000 Subject to Contract

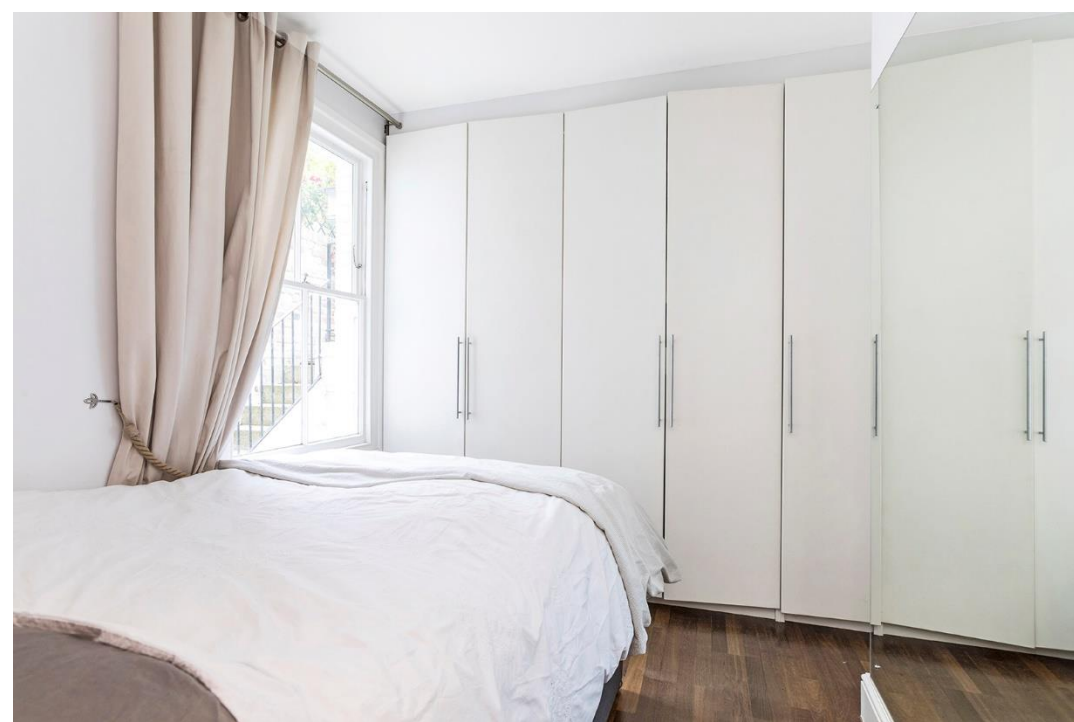
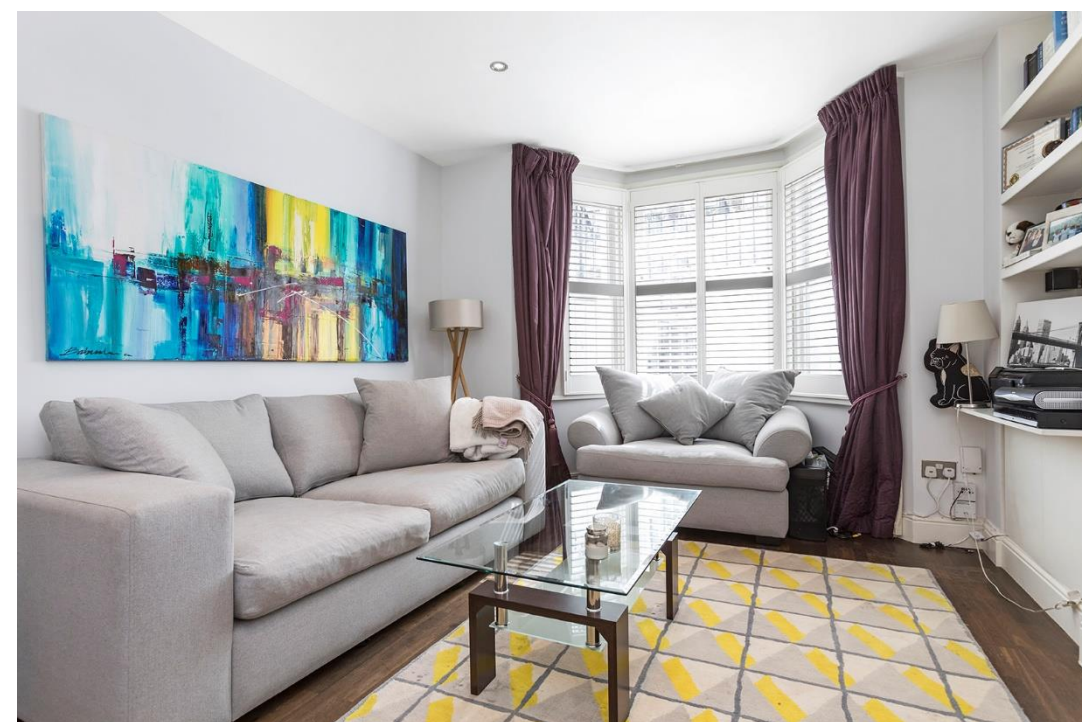
Tenure: Leasehold (173yrs remaining) *in the process of extending

Local Authority: The Royal Borough of Kensington & Chelsea

Council tax band: Band D

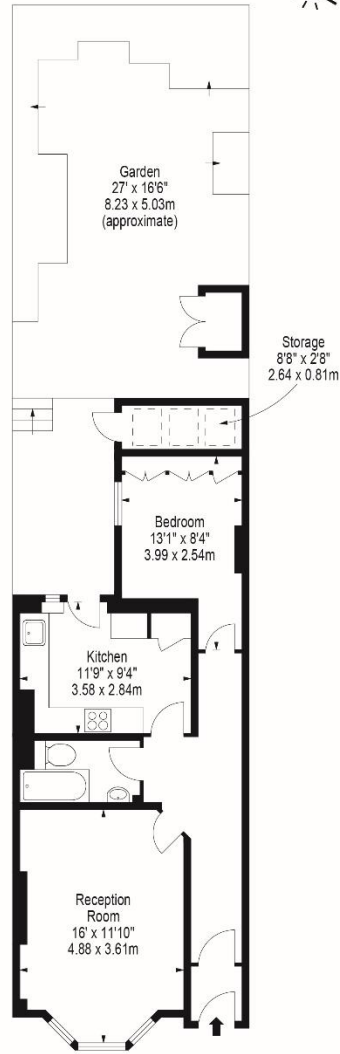
Service Charge: £1,253pa





Large Private Garden | Own Entrance | new lease | Recently decorated

Edith Grove,
London, Chelsea SW10



Lower Ground Floor

Approx Gross Internal Area **539 Sq Ft - 50.08 Sq M**
 Floor Plan Supplied For Identification Purposes Only And May Not Be Accurate
 Floor Plan by www.elegantmediasolution.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	79
(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	



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