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## Edbrooke Road, London W9

**£875,000**

Compton Reeback are delighted to offer this stunning, two-bedroom top floor maisonette situated in a delightful period building ideally located just off Elgin Avenue, which has been renovated and decorated to a very high standard. The lower floor boasts an impressive reception room with solid wood parquet flooring, flooded with natural light, with direct views over Edbrooke Road Gardens. This room flows into a beautiful kitchen/diner, with a well-designed kitchen incorporating ample storage and a boiling/filtered water tap. The stairs to the upper floor also benefit from plenty of natural light and a custom-built bookcase which cleverly integrates substantial storage space. On the upper floor, the flat has two well-sized bedrooms including a master bedroom to the rear and a second double bedroom, both with built-in wardrobes. Adjacent to these is a fully marble-tiled bathroom suite with underfloor heating, with a bath and separate walk-in shower. A utility cupboard provides additional storage and houses a washer/dryer.

The flat benefits from double-glazed sash windows, solid wood flooring throughout, a built-in speaker system in each of the rooms, an external communal storage cupboard and a share of freehold. Lease has 990 years unexpired, service charge £600pa, council tax band D. SOLE AGENTS

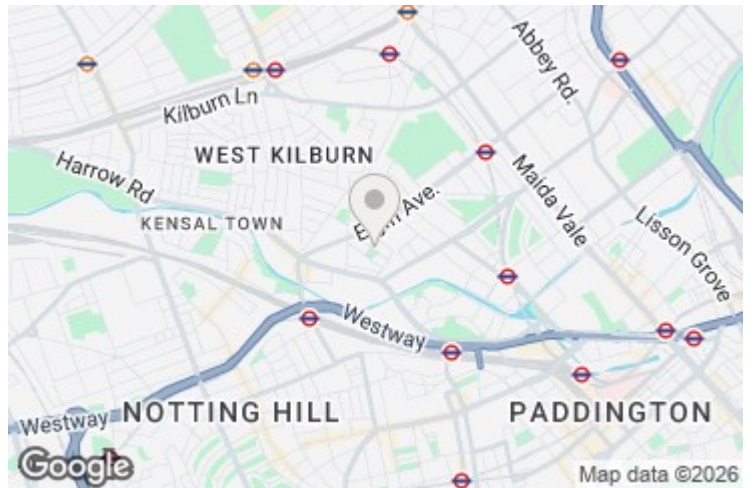
Kitchen / Dining Area



Reception

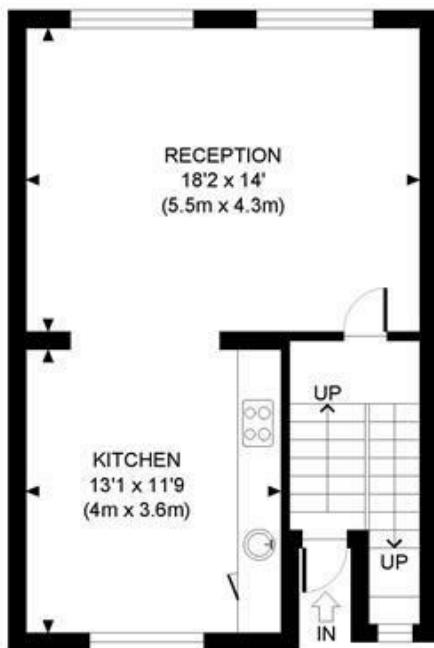


Bedroom Two

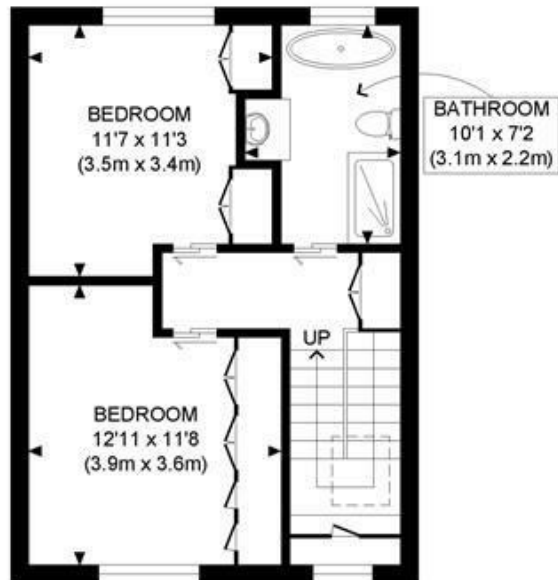


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	72
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 489 SQ FT



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 428 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 917 SQ FT/ 85 SQM



## PROPERTY PHOTO PLANS co.uk

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and not constitute part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows: 1' (one foot) = 30.48cm (centimeters), 1m (one meter) = 3.29' (feet)

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