



RUSSELL SIMPSON

Beautiful flat with terrace on a tree-lined Victorian crescent

EARDLEY CRESCENT
EARLS COURT SW5

Eardley Crescent

£1,500,000

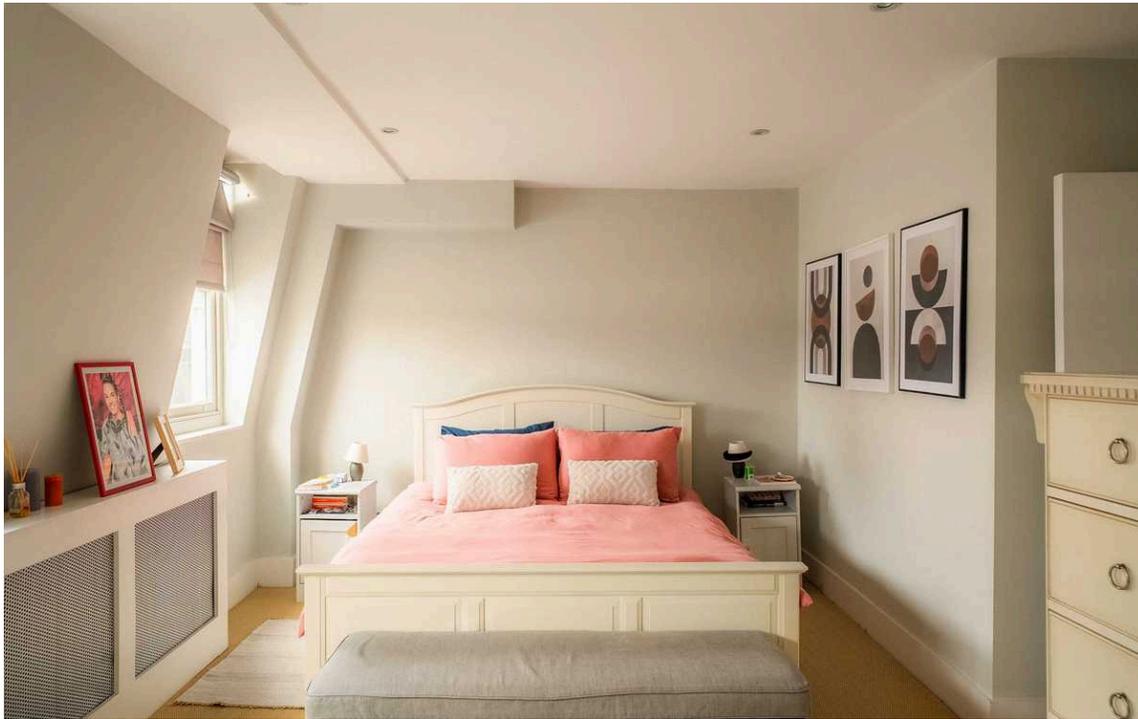
BEDROOMS 3	INTERNAL 1,511 SQ FT	OUTDOOR 173 SQ FT	COUNCIL RBKC
BATHROOMS 3	140 SQM	EPC D	COUNCIL TAX G
TENURE Share of freehold	LEASE LENGTH 986 YEARS	GROUND RENT —	SERVICE CHARGE £7,360 P/Y

The Property

Tastefully designed duplex flat with a spacious reception room, close to Earl's Court underground station

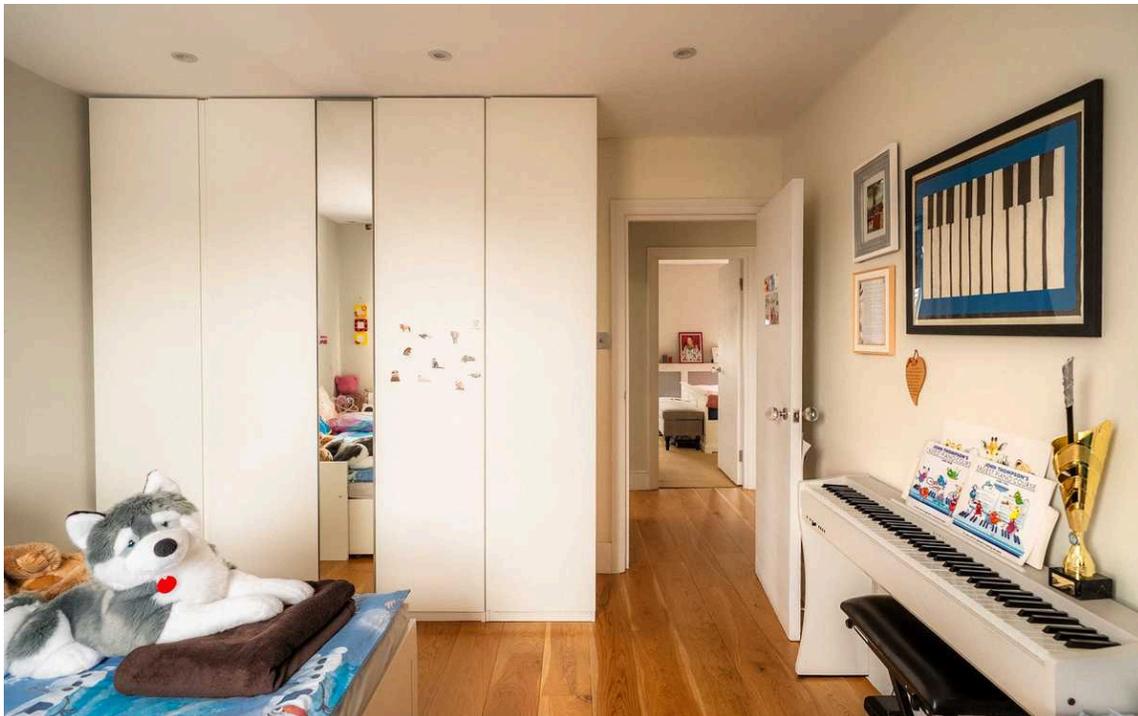
The flat is centred on a generous double reception room occupying most of the second floor. As well as having enough space for separate dining and seating areas, a pair of south-west facing sash windows bring added brightness into the room. The rear of the room opens directly onto the fitted kitchen, including a large, central island with quartz work surfaces.





Indoor Spaces

Upstairs are three double bedrooms. The principal bedroom includes an ensuite bathroom, while the other two bedrooms share a second bathroom.





Outdoor Spaces

The property includes a terrace with wooden decking and enough space for outdoor dining.



The Neighbourhood

Eardley Crescent was built between 1867 and 1873. It is lined with trees and handsome Victorian houses with classical dressings. West Brompton station is a short walk away, while Earl's Court station is also close. Finally, the many restaurants and shops of the Fulham Road are within easy reach.

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Approx Gross Internal Area

1,511 sq ft / 140.37 sq m

Terrace Area

174 sq ft / 16.6 sq m

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan. Please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.



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