



EDGARLEY TERRACE, LONDON, SW6
£1,950,000

Carter Jonas

EDGARLEY TERRACE, LONDON, SW6

A sensational, wider than average, immaculately presented, recently refurbished and extended end of terrace period house.

The ground floor features a bay fronted reception room with fireplace, utility/plant room, WC and stunning custom made kitchen/dining reception room with Corian surfaces, Bosch appliances, unusually high ceilings and sliding doors opening onto the patio garden with street access and off street parking.

A beautiful central staircase leads to the first floor and the fabulous master bedroom and fitted wardrobes and en suite bathroom with freestanding egg bath and separate shower. A further double bedroom with a vaulted ceiling and en suite bathroom completes the first floor. On the top floor are the third and fourth bedrooms and the family bathroom. The property boasts oak floors with underfloor heating, hive movement sensitive security, heatmiser controls and underfloor heating in all bathrooms.

AMENITIES

- 4 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Freehold
- Period House
- Extra ceiling height
- End of Terrace
- Off Street Parking

TENURE Freehold

LOCAL AUTHORITY Hammersmith and Fulham

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A SENSATIONAL, WIDER THAN AVERAGE, IMMACULATELY PRESENTED, RECENTLY REFURBISHED AND EXTENDED END OF TERRACE PERIOD HOUSE.



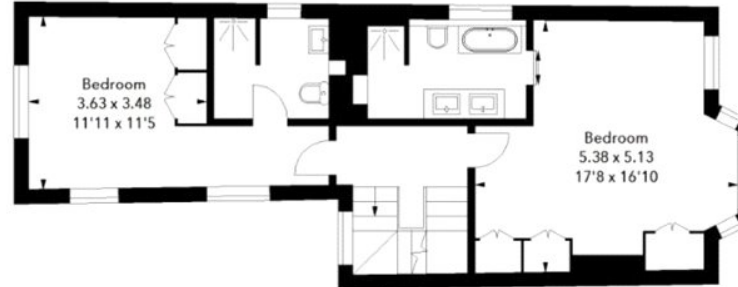
Classification L2 - Business Data



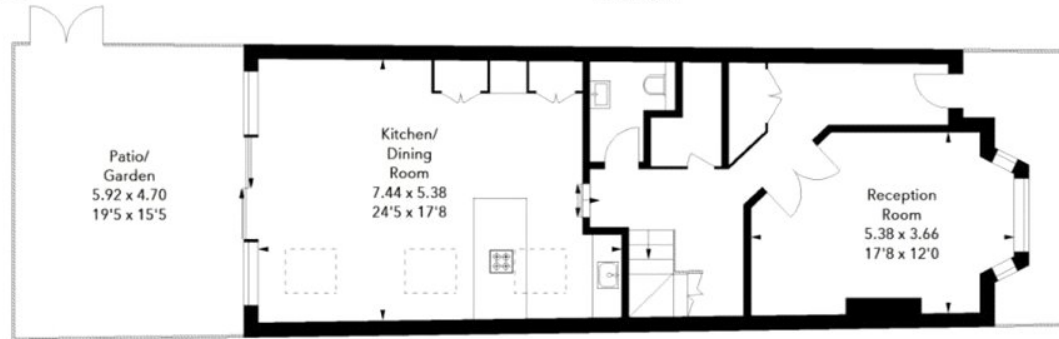
Egarley Terrace, SW6
 Approximate Area = 179 sq m / 1926 sq ft
 (Including Eaves Storage)
 Eaves Storage
 5.57 sq m / 60 sq ft



Second Floor



First Floor



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	77
(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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