



Eardley Crescent, Earls Court, SW5

£1,500,000

Bedrooms	3
Bathrooms	1
Surface	1095 sqft
Tenure	Leasehold plus share of Freehold 900 years
Service Charge	£2,000
Outdoor Space	Roof Terrace
Parking	Residents Permit
Council Tax	Council Tax Band: F RBKC

STUNNING 3-BEDROOM DUPLEX WITH ROOF TERRACE

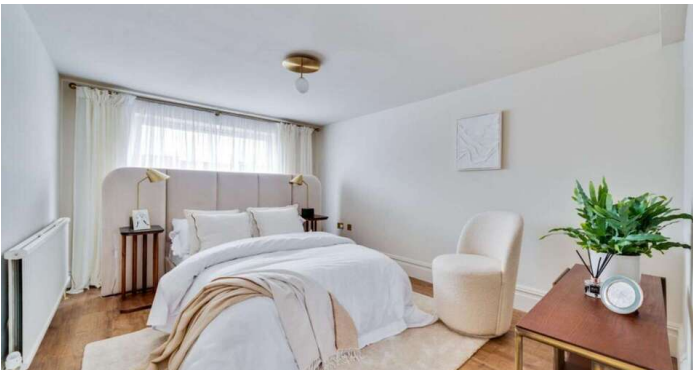
A unique three-bedroom duplex apartment arranged over the second and third floors of an attractive Victorian building on sought-after Eardley Crescent, just moments from Earl's Court.

The property benefits from direct access to a private roof terrace with far-reaching views across the London skyline. Finished to a high standard throughout, the apartment offers contemporary open-plan living with wood flooring, integrated lighting, a modern fitted kitchen with marble worktops and integrated appliances, and stylish marble-finished bathrooms.

Presented in excellent condition, this well-designed home combines generous living space with high-quality finishes in a prime central London location. Available for a short let: minimum 1 month and maximum 3 months.

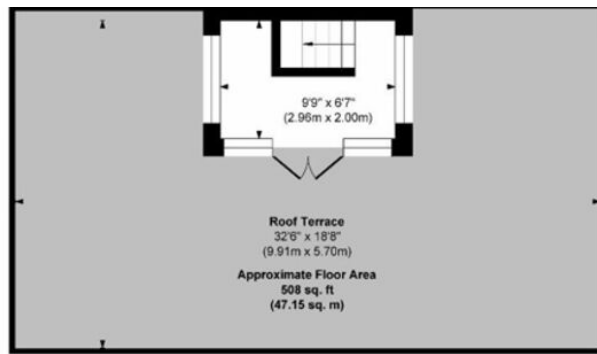
Features

entrance hall, reception room/open plan kitchen, 3 double bedrooms, family bathroom, guest wc, internal staircase, roof terrace.





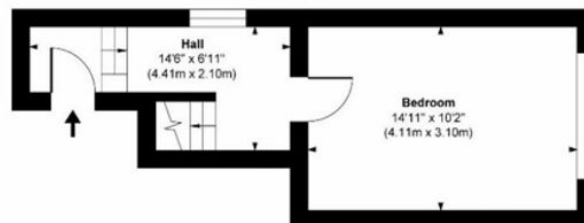
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Fourth Floor
Approximate Floor Area
64 sq. ft
(5.92 sq. m)



Third Floor
Approximate Floor Area
796 sq. ft
(73.92 sq. m)



Second Floor
Approximate Floor Area
235 sq. ft
(21.84 sq. m)

Approx. Gross Internal Floor Area 1095 sq. ft / 101.68 sq. m (Excluding Roof Terrace)

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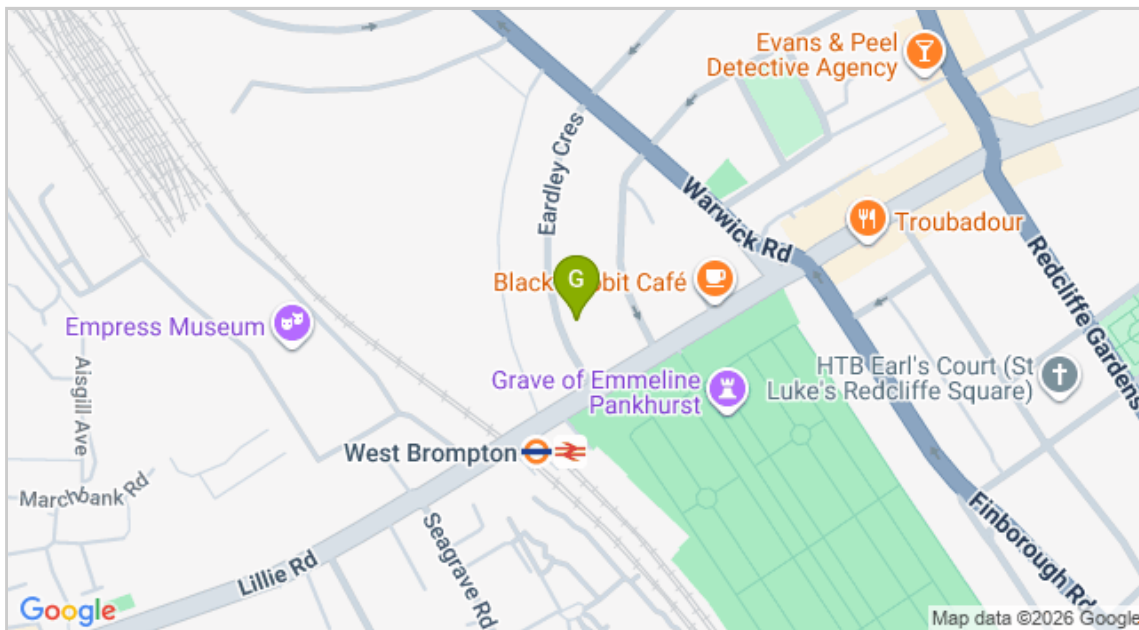


SUSAN METCALFE
RESIDENTIAL

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	55	70		0	0
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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