



ASKING PRICE

£440,000

Seagrave Road

London, SW6 1SA

Offered for sale is this lovely 2 bedroom ground floor apartment set within a period conversion in Earl's Court.

The property features a bright reception room with bay window and wood flooring, there is an equipped galley kitchen, 2 bedrooms and a family bathroom.

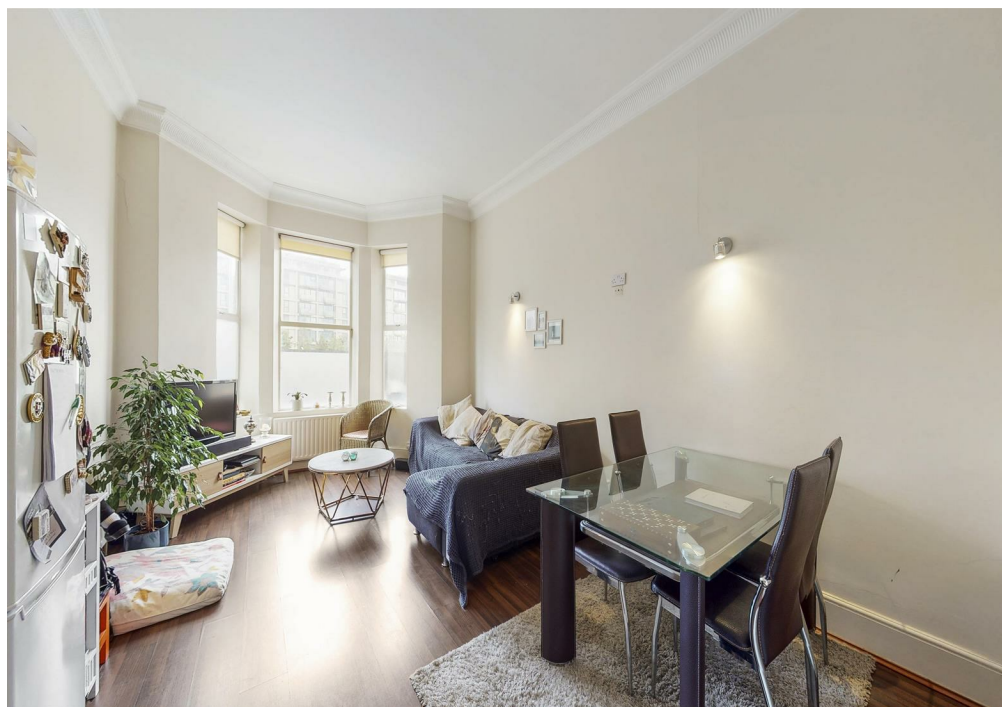
There is a selection of shops, restaurants and cafes on North End Road and Lillie Road which are both close by as well Old Brompton Road and at Fulham Broadway which are just a short walk.

West Brompton Station is situated just a few moments walk.

Share Of Freehold: 996 years remaining

Service Charge and Ground Rent: £1300 per annum

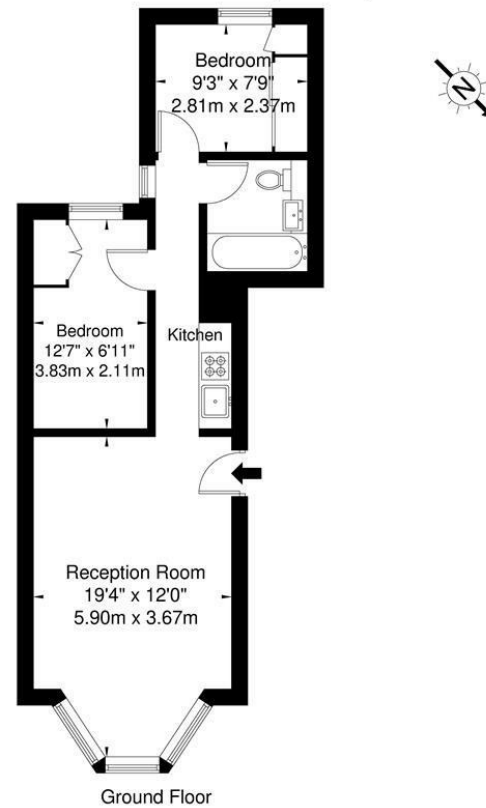
Council tax: Band E





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Approx. Gross Internal Area = 45.3 sq m / 487 sq ft



Ref

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**BLEU
PLAN**

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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