

# SEDLESCOMBE ROAD

## LONDON



£2,200,000  
FREEHOLD

*Breteuil*  
REMARKABLE HOMES

SEDLESCOMBE ROAD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

- Modern finishing
- High standard
- 5 bedrooms
- 3 bathrooms
- Walnut flooring / Underfloor heating
- Available February 1, 2024
- Council Tax Band: G
- Min. tenancy: 12 months
- Deposit: 6 weeks

Completely refurbished and fully extended family house, set in a residential area off West Brompton Station, close to all the shops/pubs/restaurants of the area. It benefits from high standard and period features throughout, two living areas, very large dine-in bespoke modern kitchen, private garden, 5 bedrooms, 3 bathrooms. Underfloor heating, walnut flooring, high ceilings.

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2533 sqft | 236 sqm | 5 bedrooms | 3 bathrooms | 2 receptions | private garden

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Approximate gross internal area  
235.2 sq m / 2533 sq ft  
(Excluding Garden)



Illustration for identification purposes only, not to scale.  
All measurements are maximum, and include wardrobes and window bays where applicable.

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