



**HUNTER HOUSE, WEST BROMPTON, SW5**  
£590,000

**Carter Jonas**



# HUNTER HOUSE, WEST BROMPTON, SW5

A spacious (673 sq ft) south-facing ground floor corner flat with two double bedrooms offering well proportioned accommodation that would make a comfortable London base. Thanks to the corner aspect, this property benefits from plentiful natural light. EPC rating: C

Hunter House is situated on the corner of Eardley Crescent and Old Brompton Road opposite the Brompton Cemetery which is managed by the Royal Parks. Easy walking distance to Earls Court and West Brompton underground stations.

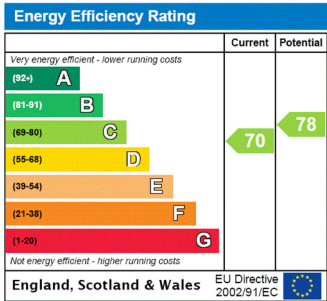
Reception, separate fully fitted modern kitchen, 2 double bedrooms, spacious modern bathroom, balcony.

Royal Borough of Kensington & Chelsea - Council tax band: C

Leasehold - currently c.85 years remaining but vendor will assign the benefit of the right to a 90 year lease extension. Total c.174 years  
Service charge - Currently £2,300 per annum

For the latest information on broadband and mobile coverage, please visit the Ofcom website <https://checker.ofcom.org.uk/en-gb/broadband-coverage>.

For eligibility for resident parking permits, please refer to the RBKC website <https://www.rbkc.gov.uk/parking-transport-and-streets/visitor-parking-and-pay-phone/guide-parking> for further details.



## AMENITIES

- South-facing
- Raised ground floor
- Bright corner property
- Great for first-time buyers
- Great as a rental investment
- The building allows pets

TENURE Leasehold

LOCAL AUTHORITY RBKC

EPC BAND C

- Closest underground stations are West Brompton & Earls Court



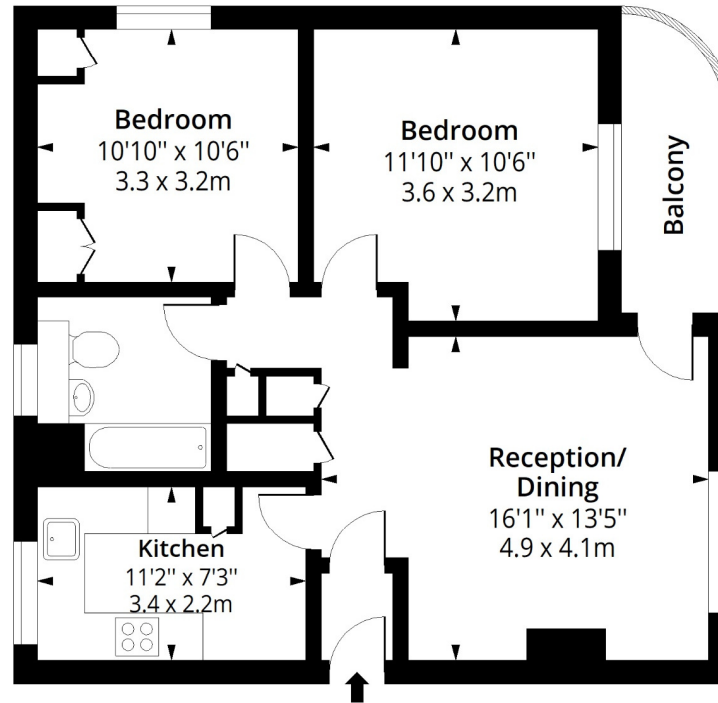






# Hunter House, SW5

Approx. Gross Internal Area 673 Sq Ft - 62.52 Sq M  
Approx. Gross Balcony Area 49 Sq Ft - 4.55 Sq M



## Ground Floor

Floor Area 673 Sq Ft - 62.52 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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### IMPORTANT INFORMATION

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Classification L2 - Business Data