



**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## 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

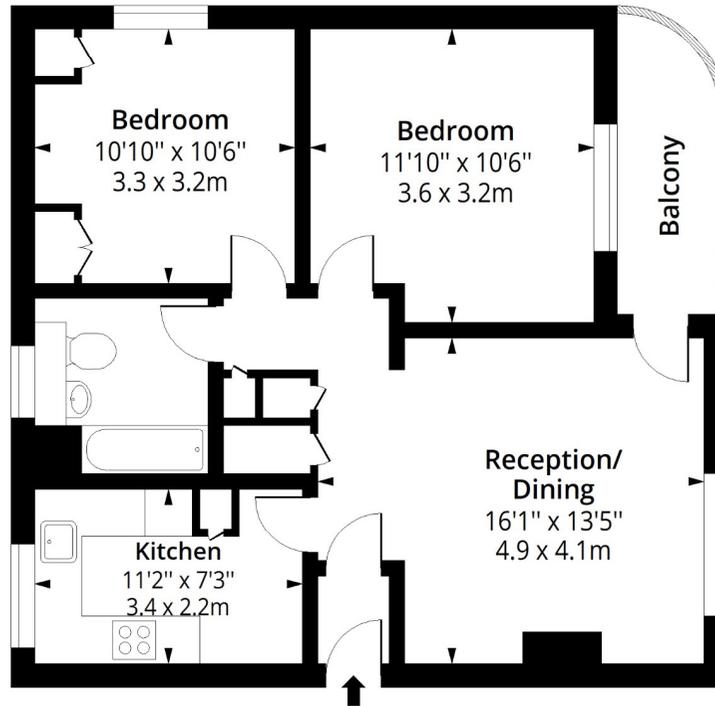
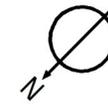
- Closest underground stations are West Brompton & Earls Court





# 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

Date: 27/1/2025

Kensington & Chelsea 020 7584 7020

chelsea@carterjonas.co.uk  
25-27 Harrington Road, London, SW7 3EU

carterjonas.co.uk  
Offices throughout the UK

Exclusive UK affiliate of  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

### IMPORTANT INFORMATION

*These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.*