



## Eardley Crescent, Earls Court Road, London, SW5 **£430 Per Week\* Fees Apply**

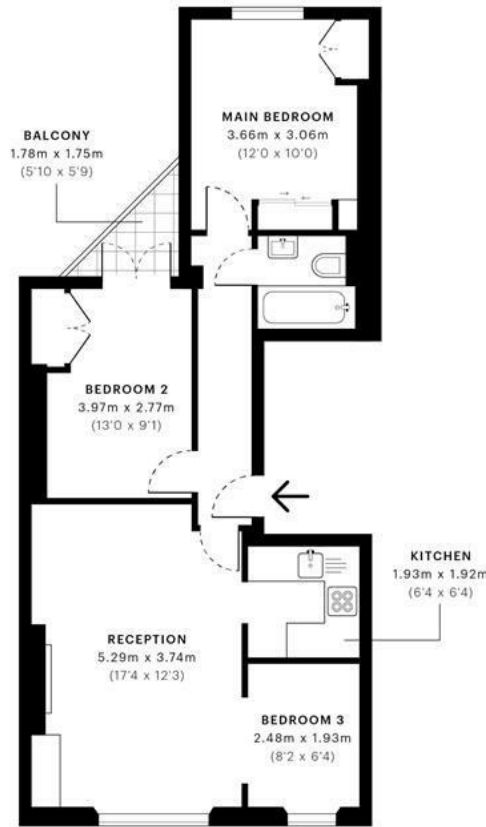
VIDEO VIEWING: Beautifully bright two double bedroom apartment situated on the first floor of this quiet Victorian conversion. Comprising two large double bedrooms with plenty of built in storage, large reception room with dining area, stylish fully fitted kitchen and a fully tiled bathroom. Further benefitting from study set just off the reception room, a private balcony, high ceilings and large windows allowing for lots of natural light.

Offered furnished, suitable for Students or Professionals.

Eardley Crescent is conveniently located just beside Earls Court Road Underground Station and all of the amenities Earls Court Road has to offer.

- High Ceilings
- Private Balcony
- Modern Kitchen
- Study Room
- Lots Of Storage
- Abundance Of Natural Light
- First Floor
- Approx 630 Sq. Ft.

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— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
58.56 sqm / 630.33 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes windows, restricted head height  
54.97 sqm / 591.69 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
1.62 sqm / 17.44 sqft

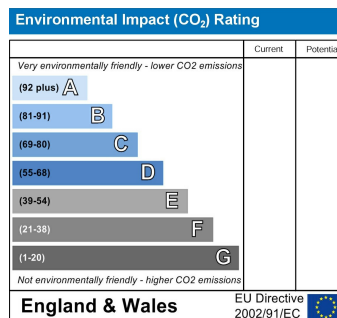
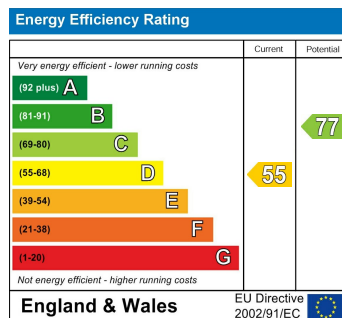
RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 59.40 sqm / 639.38 sqft  
IPMS 3C RESIDENTIAL 57.04 sqm / 613.97 sqft

spec id: 60882d54e73aea0da7e925d9



Admin fee: £ inclusive of VAT | Reference Fee: £ inclusive of VAT per application | Inventory Fee may also apply