



SUSAN METCALFE  
RESIDENTIAL



## CHISWICK LANE, CHISWICK, W4

£795,000

Bedrooms	2
Bathrooms	1
Surface	1032 sqft
Tenure	Leasehold plus share of Freehold
Outdoor Space	Roof Terrace
Parking	Residents Permit

### FANTASTIC 2 BED FLAT IN CHISWICK

This stunning two bedroom split level conversion flat with views across the park and moments from the high road and the River Thames, benefits from a private entrance, large roof terrace and wooden floors throughout. With over 1000sqft, it is well laid out and perfect for first time buyers or investors.

#### Features

Private Entrance, 2 Bedrooms, Bathroom, Reception, Separate Kitchen, Roof Terrace, Epc Rating D



10 HOLLYWOOD ROAD CHELSEA SW10 9HY

020 7581 3349

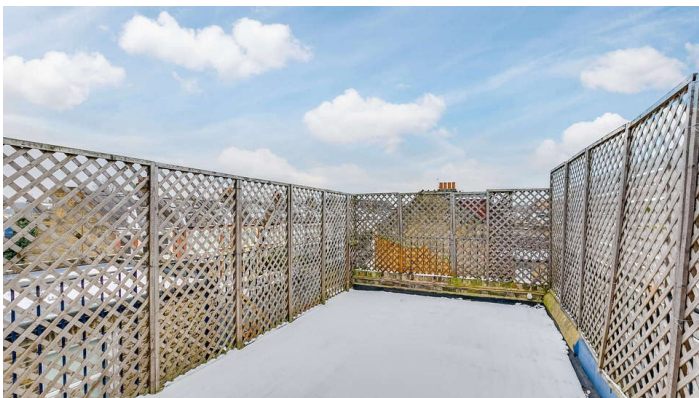
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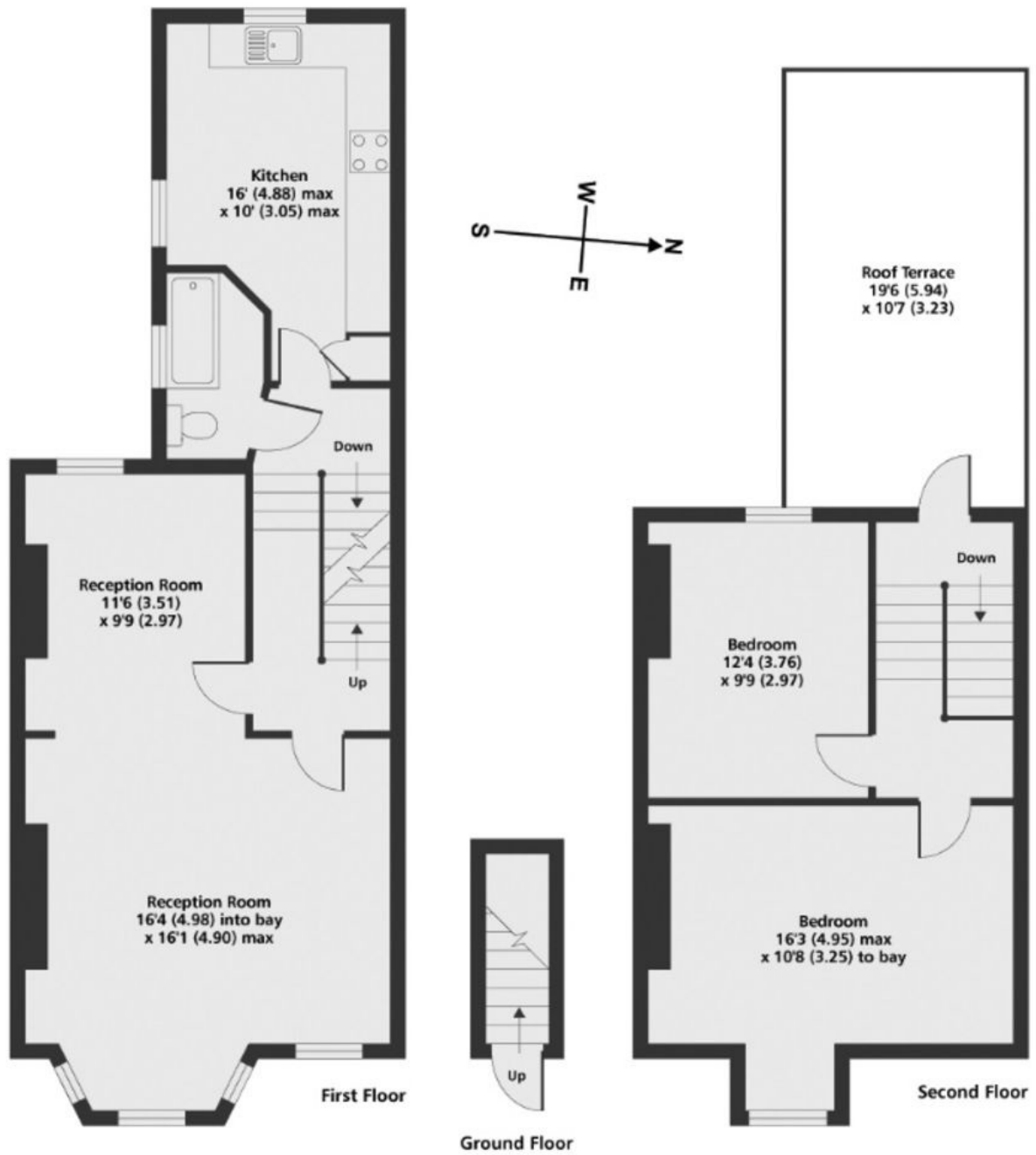


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Gross Internal Area 1032 sq ft 95.8 sq metres

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	55	63	(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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## IMPORTANT NOTICE

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