



## Geraldine Road Chiswick W4

The property comprises a lovely, bright reception room with feature fireplace and fitted units, master bedroom with built in wardrobes, eaves storage and free standing bath, separate cloakroom, good sized second double bedroom, contemporary family shower room and a fabulous fitted kitchen open plan to a dining area with steps down to the rear garden. Geraldine Road is located within

catchment of Strand on the Green Primary School and is also close to the River Thames and the excellent local riverside pubs and restaurants along this picturesque stretch of the river. Gunnersbury London Underground (District line) and Kew Bridge (National Rail) stations are within walking distance and for the motorist the A4 / M4 is also close at hand.

### KEY FEATURES

**Two bedrooms**

**Feature fireplace**

**Eaves storage**

**Fitted kitchen**

**Built in wardrobes**

**Free standing bath**

**Within catchment of Strand on the Green Primary School**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	893 sq. ft. / 83 sq. m.
<b>Council tax band:</b>	D
<b>No. of bedrooms:</b>	2
<b>Lease length:</b>	988 years approx.
<b>Service charge:</b>	0
<b>Ground rent:</b>	Peppercorn

