



Colonial Drive

Chiswick

- Brand new
- Luxury apartment
- Two double bedrooms
- Spacious open plan reception
- Fully fitted integrated kitchen
- Two large modern bathrooms
- Large utility room
- High quality wooden flooring
- Under floor heating
- Gas central heating
- Double glazed electric windows
- Large private balcony
- Sound proof
- Private lift access
- Porter service seven days a week

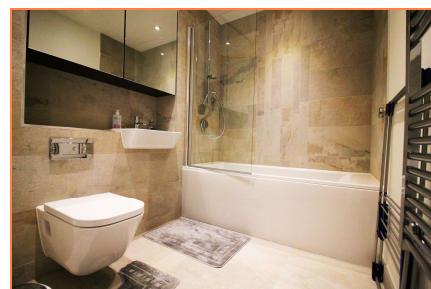


RENT £2,200 pcm



iProperties Ltd is pleased to offer this newly built luxury 2 double bedroom apartment situated in the heart of Chiswick, benefiting from 7 day concierge service. This property benefits from being on the 3rd floor with private lift access, having a spacious open plan reception with a large balcony boasting with great views. The kitchen comes with built in appliances such as Fridge/freezer and dishwasher and electric oven with high quality wooden floors and under floor heating throughout. The property consists of 2 double bedrooms, one with an en-suite bathroom and a separate large family bathroom, with high quality cream carpets, electric windows and all rooms have an individual temperature control computerised system. The property has a modern luxury bathroom with the latest technology system and the property is completely sound proof.

Chiswick Park Station (District Line) 1 Minute walk
Gunnersbury Station (Overground) 12 Minutes walk



Energy Performance Certificate



41 Edmunds House, Colonial Drive, LONDON, W4 5HA

Dwelling type: Mid-floor flat
Date of assessment: 06 September 2013
Date of certificate: 15 December 2014

Reference number: 0836-3806-7517-9907-5621
Type of assessment: SAP, new dwelling
Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

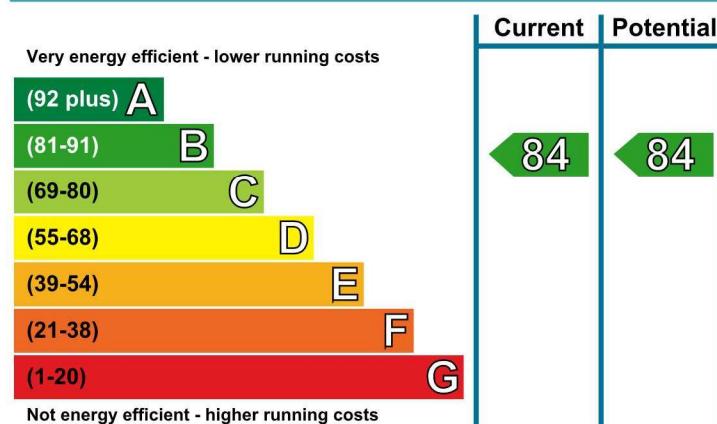
Estimated energy costs of dwelling for 3 years:	£ 945
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Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 138 over 3 years	£ 138 over 3 years	Not applicable
Heating	£ 561 over 3 years	£ 561 over 3 years	
Hot Water	£ 246 over 3 years	£ 246 over 3 years	
Totals	£ 945	£ 945	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).