

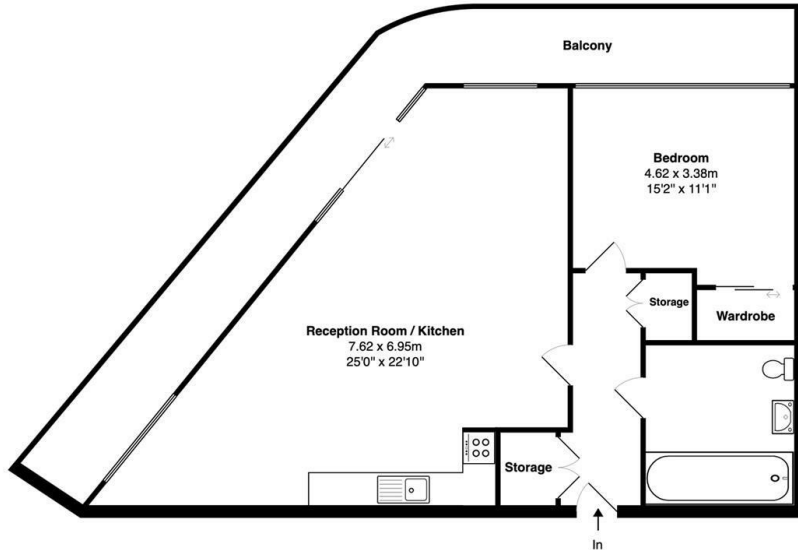


Edmunds House, Colonial Drive, W4

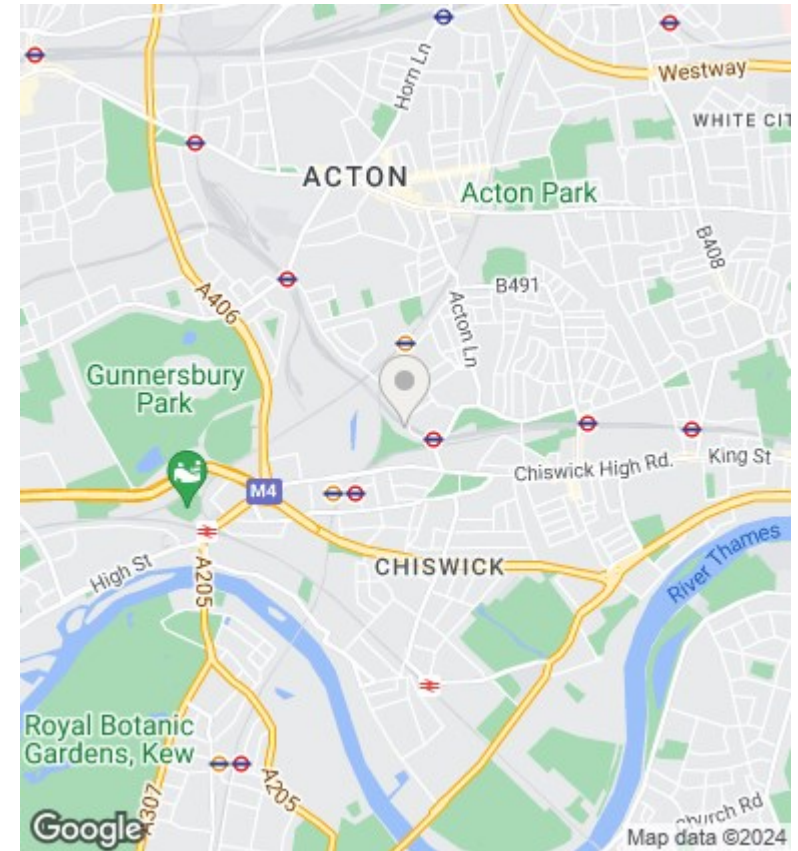
Asking price £680,000

- 705 sq. ft
- Air conditioning
- Close to shops and restaurants on Chiswick High Road
- 1 bedroom apartment with additional study area
- Large private balcony overlooking nature reserve
- Underfloor heating
- Chiswick Park tube station nearby (District line)
- Open plan living
- Bright 3rd floor apartment
- Secure bicycle storage

Colonial Drive, W4
 Approximate Area = 65.5 m sq / 705 sq ft
 For identification only - Not to Scale



This floor plan is produced in accordance with RICS Property Measurements Standards incorporating International Property Measurement Standards (IPMS2: Residential). The plan is for layout guidance only and not drawn to scale unless otherwise stated. Measurements and position of windows, door openings, rooms and any other items are approximate. Whilst all care is taken in the preparation of this plan, if any aspects of this plan are of specific importance, an independent inspection would be advised



Directions

The apartment is located just a short walk from Chiswick Park Station with easy access to Central London and adjacent to Chiswick Business Park. The shopping and restaurant amenities of Chiswick High Road are also within easy access.

Viewings

Viewings by arrangement only. Call +44 20 3300 3550 to make an appointment.

Council Tax Band

D

EPC Rating:

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