

74 British Grove, London, W4 2NL  
£5,500 Per month  
Council Tax Band: G



ADDISON GROVE



An impressive 3-bedroom modern home in a highly desirable location with off street parking

The ground floor features an open-plan living space at the front, which flows into a stunning kitchen and dining area at the rear. This area also benefits from bi-folding doors that open onto a landscaped garden. The first floor includes the master bedroom with an ensuite bathroom, as well as an additional bedroom. On the second floor, you will find a large double bedroom and a separate bathroom. The property includes underground parking and is available furnished.

Additional details:  
EPC Rating: B  
Council Tax Band: G  
Holding Deposit (one week's rent): £1,269.23  
Six weeks' security deposit (based on the asking price) £7,615.38



Building 7, Chiswick Park  
566 Chiswick High Road  
London  
W4 5YG

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Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 81                      | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |