



Ellesmere Road, London, W4 3EA

welcome to

Ellesmere Road, London

A lovely ground floor two bedroom apartment, which has been renovated to a very high standard throughout by the current owner. Offering a very generous sq footage of approx. 886. Further benefits include a south facing private rear garden, your own entrance and the potential to extend further into the garden (subject to the usual planning consents).

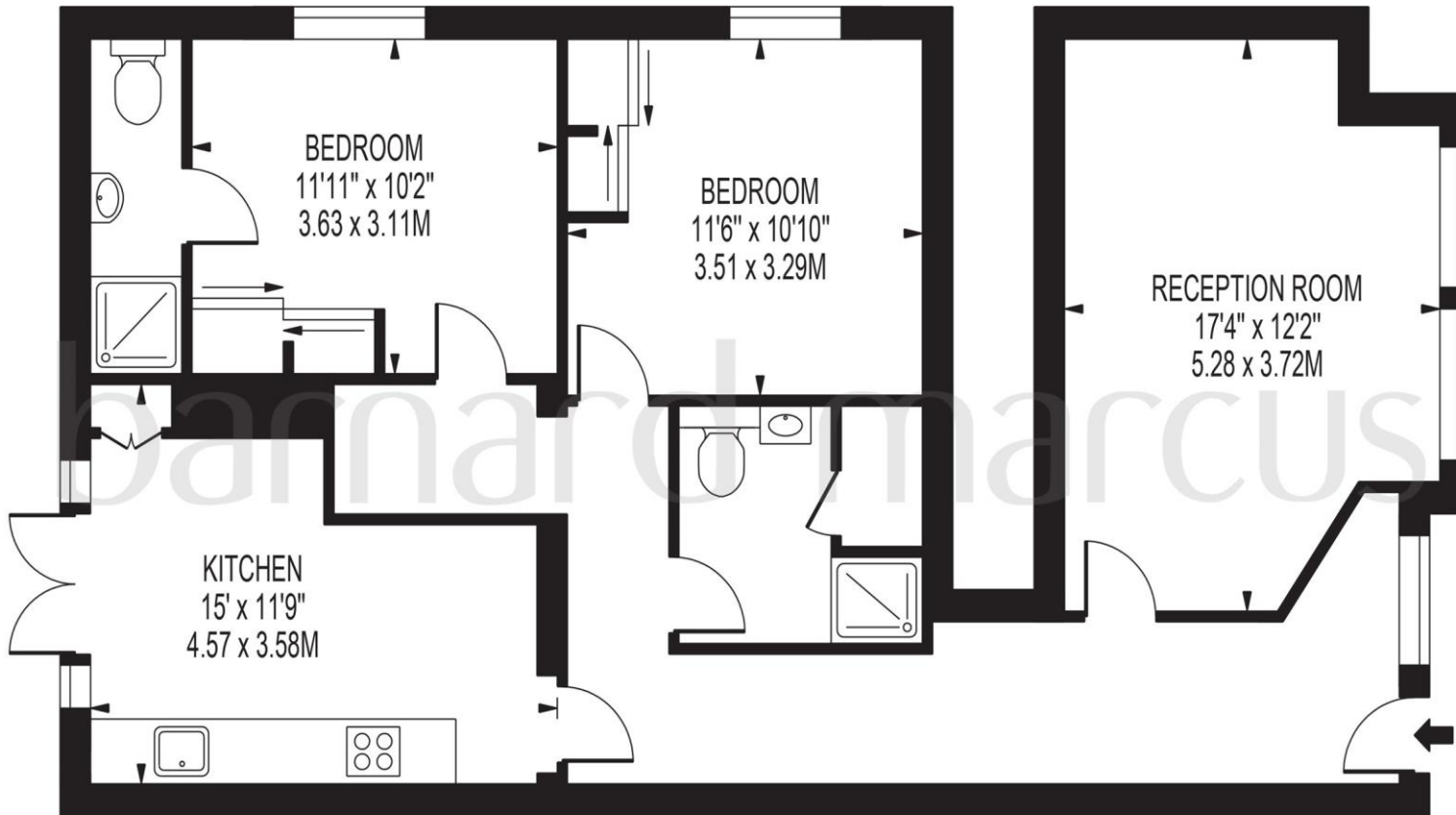
Ellesmere Road is one of Chiswick's best-connected roads, and this property occupies a prominent position close to the picturesque Chiswick House and Gardens. Residents benefit from excellent transport connections, including Chiswick Mainline, Chiswick Park and Turnham Green Underground stations in addition to the A4/M4 and South Circular for motorists. A range of leisure facilities are available nearby, including parks, riverside walks and the variety of shops, restaurants and local amenities close by on the Chiswick High Road.

Please call Barnard Marcus now on 0208 995 2345 for more information or to book a viewing.



ELLESMERE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 886 SQ FT - 82.29 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Ellesmere Road, London

- Ground floor apartment
- Two bedrooms
- Two bathrooms
- Refurbished to a high standard throughout
- High ceilings & an abundance of period features yet a stylish, modern feel

Tenure: Leasehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/CSW104916](https://www.barnardmarcus.co.uk/Property/CSW104916)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
CSW104916 - 0010


barnard marcus



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