



Langham Place
Chiswick, W4





This three bedroom modern house forms part of this small private gated development located just minutes from both Chiswick House and Grounds and the picturesque Chiswick Mall and the River Thames. The house is very well presented throughout being decorated throughout in neutral colours with a large reception room opening onto a conservatory, nicely fitted kitchen, downstairs cloakroom, three double bedrooms and family bathroom.

The property also has the benefit of both off street parking and separate garage, and a lovely rear decked garden.

Langham Place is a small gated development located just off Burlington Lane, opposite the new development Chiswick Gate, as well as the stunning grounds of Chiswick House. The shopping, restaurant and transport facilities of Chiswick High Road and the tube station at Turnham Green are approximately a 10/12 minutes walk (via Devonshire Road).

- Modern Family House
- Three Bedrooms
- Large Reception Room
- Conservatory
- Gagganau Fitted Kitchen
- Modern Bathroom

Asking Price £975,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
90-100 A		85
81-90 B		
69-80 C	69	
55-68 D		
49-54 E		
45-48 F		
35-44 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Freehold
Service Charge: -
Ground Rent: -
Local Authority: London Borough of Hounslow
Council Tax Band: F

Chestertons Chiswick Sales

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CAPTURE DATE: 15/02/2022 LASER SCAN POINTS: 3,352,454

GROSS INTERNAL AREA

113.96 sqm / 1226.66 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
113.96 sqm / 1226.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes wallrooms, restricted head height
92.23 sqm / 992.76 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.75 sqm / 8.07 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPW3 3B RESIDENTIAL: 113.73 sqm / 1224.18 sqft
IPW3 3C RESIDENTIAL: 110.17 sqm / 1185.86 sqft

spec id: 620b6ceb1f87f20e342bdf6a

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