



Ellesmere Road
Chiswick, W4

CHESTERTONS



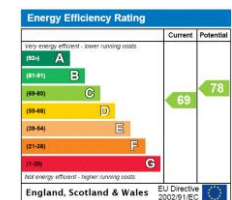


A lovely ground floor two bedroom, two bathroom apartment boasting spacious accommodation of approximately 892 sq ft. The property has been recently renovated to a very high standard throughout by the current owner and is complemented by a lovely south facing private rear garden, your own entrance and the potential to extend further into the garden (subject to the usual planning consents).

Located between Eastbourne Road and Milnthorpe Road, close to the picturesque Chiswick House and Grounds. There are 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.

- Spacious Ground Floor Conversion Flat
- Two Bedrooms
- High Ceilings and Double Glazing
- Walking Distance Of Chiswick High Road
- South Facing rear garden
- Modern Fitted Kitchen

Asking Price £650,000



Tenure: Leasehold 98 years 5 months
Service Charge: TBC
Ground Rent: £100
Local Authority: Hounslow
Council Tax Band: D

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Illesmere Road, W4

CAPTURE DATE 09/06/2022 LASER SCAN POINTS 57,741,326

GROSS INTERNAL AREA

82.94 sqm / 892.76 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
82.94 sqm / 892.76 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes stairwells, restricted head height
77.04 sqm / 829.25 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
1.83 sqm / 19.70 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.

IPMS 3B RESIDENTIAL 83.45 sqm / 898.25 sqft
IPMS 3C RESIDENTIAL 77.66 sqm / 835.93 sqft

SPEC ID: 629dcdcfed4dad0de0853376

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