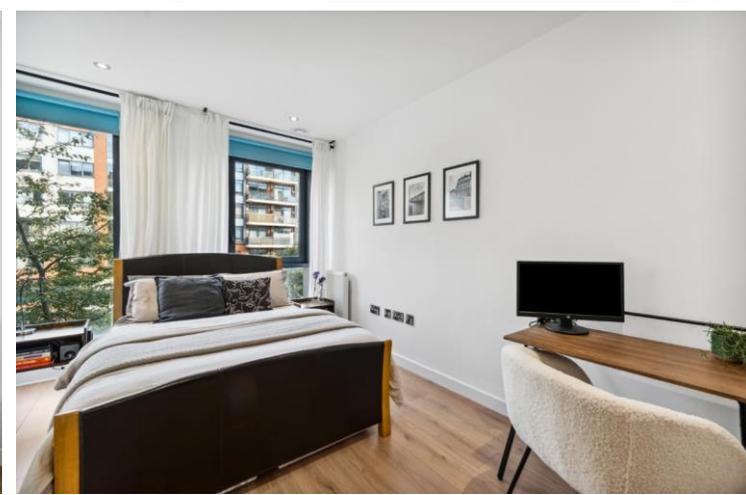
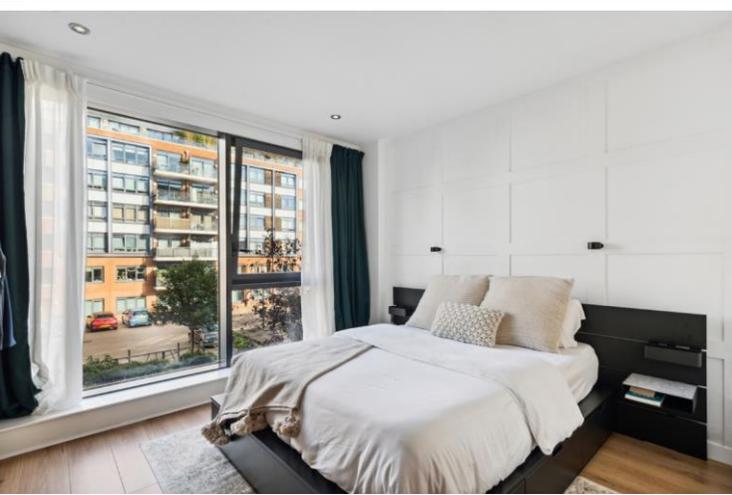




Edison Court
Warple Way, W3

CHESTERTONS





Nestled within a well-maintained, contemporary development, this stylish two-bedroom apartment offers both comfort and convenience. The property features two spacious double bedrooms, two modern bathrooms, and a bright, airy reception room open plan to the fully equipped kitchen which is perfect for modern living.

Additional highlights include ample storage space throughout the apartment and the reassurance of a 24-hour concierge service, communal gardens and secure bike storage. A perfect opportunity for those seeking modern living in a secure and vibrant setting.

Located within a short walk of a number of shops, cafes and restaurants on Chiswick High Road and The Vale. Transport links include Turnham Green and Stamford Brook (tube) and Acton (Overground) stations, local bus routes and the A40/M40 for routes in and out of London.

- First Floor Modern Purpose Built Apartment
- Two Double Bedrooms
- Ensuite Shower Room and Additional Bathroom
- Large Bright Open Plan Reception/Kitchen
- Excellent Decorative Order
- Walking Distance to Chiswick and Acton

Asking Price £525,000

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| 90-100 | A | | |
| 81-89 | B | | |
| 72-80 | C | 79 | 80 |
| 63-71 | D | | |
| 54-62 | E | | |
| 45-53 | F | | |
| 35-44 | G | | |

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Leasehold 115 years 8 months

Service Charge: £3,536 to include cleaning, upkeep of gardens and communal areas, concierge, buildings insurance

Ground Rent: £200

Local Authority: Hammersmith & Fulham

Council Tax Band: D

Chestertons Chiswick Sales

155 Chiswick High Road
Chiswick
London
W4 2DT

chiswick@chestertons.co.uk

020 8995 3443

Edison Court, W3

Approximate gross internal area
78.31 sq m / 843 sq ft

Key :
CH - Ceiling Height



First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable