



# Sutton Lane South

Chiswick, W4

£4,498 pcm

Chestertons are delighted to offer this wonderful 3/ 4 bedroom, 2 bathroom family house, ideally located on popular residential road perfectly situated for access to the A4 / M4 with direct access into London and Heathrow Airport.

**CHESTERTONS**





# Sutton Lane South

## Chiswick, W4

- Stunning 3 bedroom - 2 bathroom family house
- Contemporary decor throughout
- Modern open plan kitchen
- EPC rating: D





**\*\* "AVAILABLE WITH ZERO DEPOSIT" \*\*** Chestertons are delighted to offer this wonderful 3 / 4 bedroom, 2 bathroom family house, ideally located on popular residential road.

The accommodation comprises, large open plan, kitchen / diner / reception room on the ground floor with doors leading to private rear south facing garden and A lovely sweeping staircase. The first floor offers a further reception room, 2 double bedrooms with en-suite bathroom and plenty of storage. The top floor offers a master bedroom with bathroom and storage in the eves.

The property is perfectly situated for access to the A4 / M4 with direct access into London and Heathrow Airport, and also walking distance to the River Thames and the many shops, cafes and restaurants on Chiswick High Road.

**Tenure:** To be advised

**Unfurnished**

Additional tenant charges apply (fees apply to non-AST tenancies only)  
 Tenancy Agreement Fee: £300  
 References per Tenant/Guarantor: £60  
 Inventory check (approx. £100 – £250 inc. VAT)  
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### ***Chestertons Chiswick Lettings***

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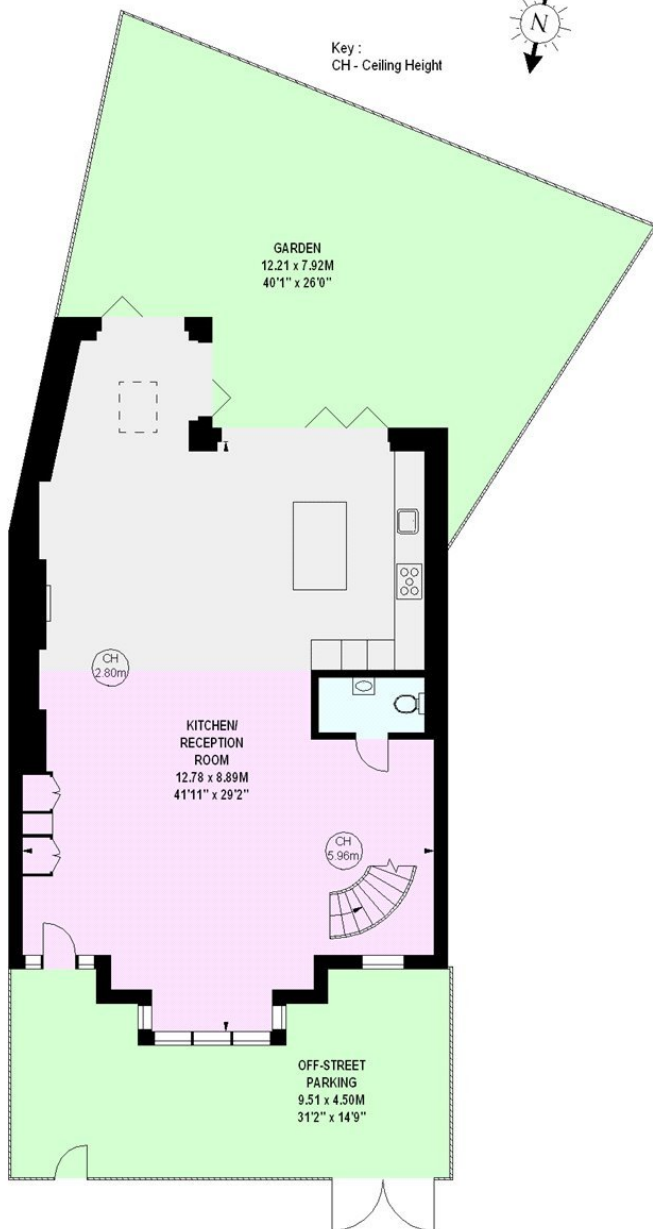
[chestertons.com](https://www.chestertons.com)



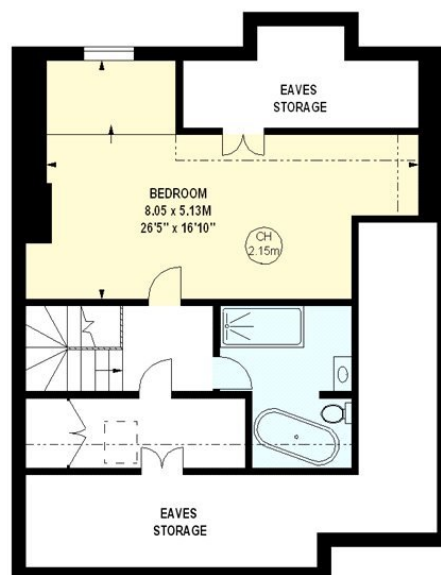
## Sutton Lane South, W4

Approximate gross internal area  
297.74 sq m / 3205 sq ft  
(Including Eaves Storage)  
Eaves Storage  
36.97 sq m / 398 sq ft

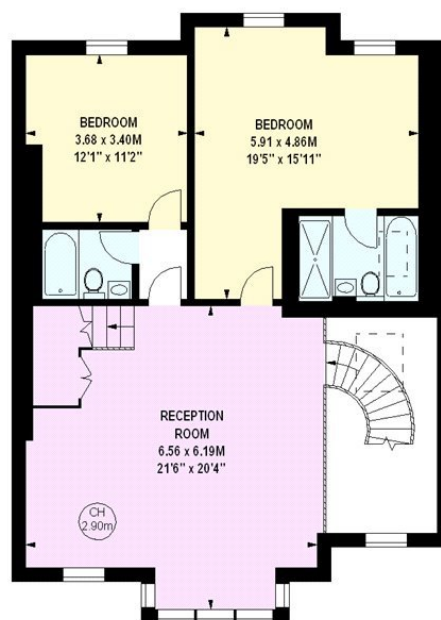
Key :  
CH - Ceiling Height



1146 sq ft  
**Ground Floor**



610 sq ft  
**Second Floor**



1051 sq ft  
**First Floor**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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