



# Priory Avenue

Chiswick, W4

£2,850 pcm

Chestertons are delighted to offer this fabulous 2 double bedroom 2 bathroom garden flat located on this prestigious street in Bedford Park.

**CHESTERTONS**



# Priory Avenue

## Chiswick, W4

- Fabulous 2 double bedroom 2 bathroom garden flat
- Prestigious street in Bedford Park
- Bright & modern kitchen with dining area
- French doors opening to private paved patio
- Large lawned communal garden
- EPC rating:E





Chestertons are delighted to offer this fabulous 2 double bedroom 2 bathroom garden flat located on this prestigious street in Bedford Park.

The property offers, 2 double bedrooms with en-suite to master, bright & modern kitchen with dining area and french doors opening onto private paved patio and leading onto large lawned communal garden, wonderful reception room with bay window, second shower room and wooden floors in most of the rooms.

The property is ideally located just a short distance to Turnham Green underground station (District Line) and the many shops, Cafes and restaurants of 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		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	46
(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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## Priory Avenue, W4

CAPTURE DATE 16/11/2021 LASER SCAN POINTS 3,194,155

GROSS INTERNAL AREA

88.31 sqm / 950.56 sqft



— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
88.31 sqm / 950.56 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
83.35 sqm / 897.17 sqft

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

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 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 88.83 sqm / 956.16 sqft  
IPMS 3C RESIDENTIAL 84.43 sqm / 908.80 sqft

SPEC ID 619294e14356a60e59318fb2

