



**SALES**

**LETTINGS**

**MANAGEMENT**

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**Thornton Avenue, Chiswick**

**£2,500 pcm**

Great Central Location. A substantial (approx. 850sq/ft), two bedroom Garden Flat, occupying the whole of the ground floor (inc basement) of this sizeable converted Family Home. The full accommodation comprises; entrance hall, large Living Room, separate Kitchen/Breakfast room with back door onto Garden, handy Basement for storage, Shower Room, Two Bedrooms, with the main bedroom having double doors onto the garden. Paved Frontage and a 43ft Private South Facing Rear Garden. Thornton Avenue is just off Chiswick High Road, minutes walk from everything central, including Turnham Green Tube Station just a few minutes walk. Available Now. Unfurnished.

### Thornton Avenue

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft

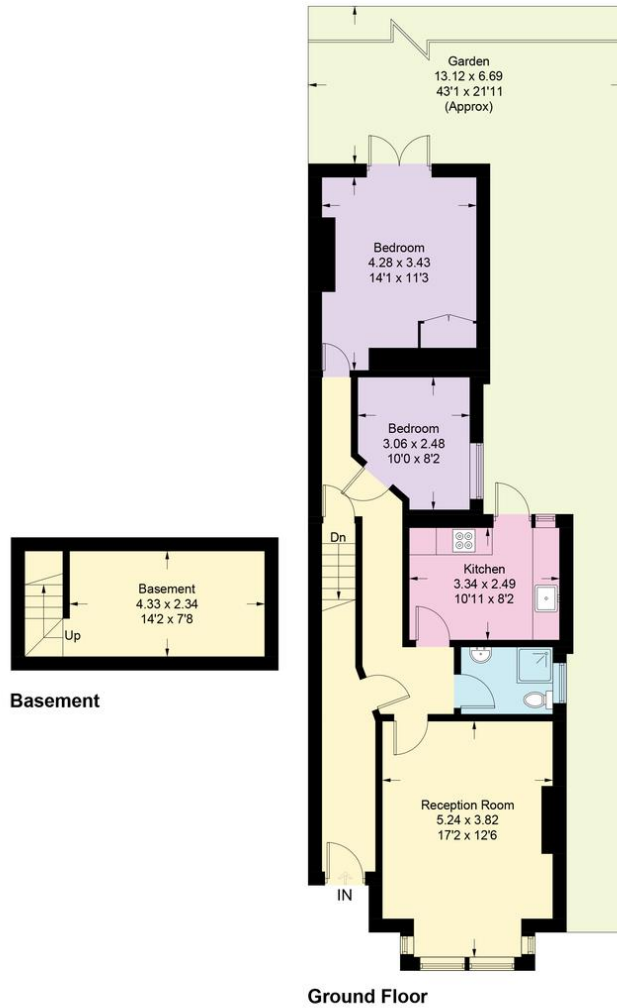


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID970583)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		49	54
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		42	47
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		