



**SALES**

**LETTINGS**

**MANAGEMENT**

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**Colonial Drive, Chiswick**

**£2,750 pcm**

At 820 sq/ft this is a substantial two Bedroom Modern Apartment, set within a Stylish Modern car free development, constructed circa 2015 and just a moments walk from Chiswick Park station. Located on the 4th floor (lift) with elevated views, the accommodation comprises; entrance hall with storage cupboard, 19'6 x 16 Open Plan living/dining/kitchen, DG patio doors onto private South West facing balcony overlooking the Gunnersbury Triangle Nature Reserve. Two double bedrooms, an en-suite shower room and a separate bathroom. The apartment is finished to a high standard and the development benefits from the concierge service. This is a centrally located development, within minutes walking of Chiswick Park station, the main Sainsburys Supermarket and Chiswick High Road. Available Mid July, Unfurnished.

Edmunds House

Approximate Gross Internal Area = 76 sq m / 819 sq ft

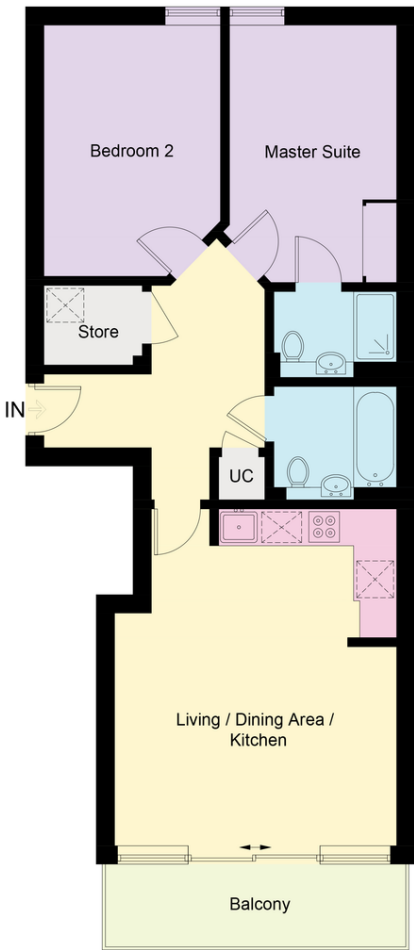


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID786585)

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>		
(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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	