



## 1-3 Bollo Lane, Chiswick, W4 5LW

An exceptionally spacious & beautifully presented three bedroomed apartment within this luxury new development of bespoke apartments situated in this very popular residential location within a short walk of Chiswick's main high road with its array of boutique shops, restaurants and amenities, main retailers include M&S, Waitrose, Sainsbury, Tesco & The Co-op. Accommodation provides: 21'5 x 20'10 open plan living area with galley style fitted kitchen with doors leading onto private balcony/terrace, three double bedrooms with custom made wardrobes, luxury bathroom, ensuite luxury shower room, electric heating & hot water systems, air conditioning, wood floors to living areas, carpets in bedrooms, extensive landscaped communal gardens, bike storage, building security. Local transport links include Chiswick Park (District line) tube station, numerous local bus routes with convenient access via M4/A4 to central London, Heathrow & The west. Ealing Council Band: TBC. EPC: B The property is offered as unfurnished and available immediately.

- Newly completed superb bespoke development
- Great for transport links & Amenities
- Completed to the highest of standards
- Spacious open plan living area with galley style kitchen
- Three double bedroom with fitted wardrobes
- Luxury bathroom & Further shower room
- Private terrace/balcony
- Combination of wood flooring and carpets
- Landscaped communal gardens and facilities
- Available immediately offered unfurnished

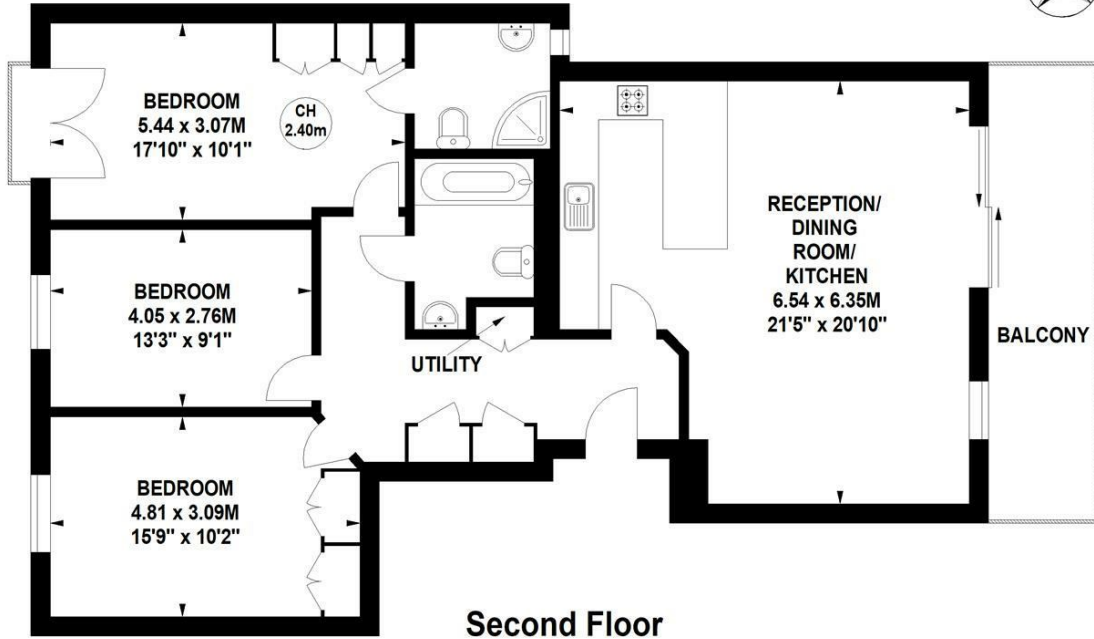
**£3,450 Per Calendar Month**

# Bollo Lane, W4

Approximate gross internal area

104.23 sq m / 1122 sq ft

Key :  
CH - Ceiling Height



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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>		86	86
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
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(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		

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