



Coniston Close, London, W4 3UG

£525,000

WHITMAN & CO.

SALES · LETTINGS · COMMERCIAL

- Duplex apartment
- 19'6 South-west facing reception room
- Quiet cul-de-sac
- Private balcony and patio garden
- Two double bedrooms
- Close to numerous amenities

Tenure - Leasehold with share of freehold
 Lease length -980 years remaining
 Ground rent - Peppercorn
 Service charge - £580 pa
 Local Authority - Hounslow
 Council Tax - Band E

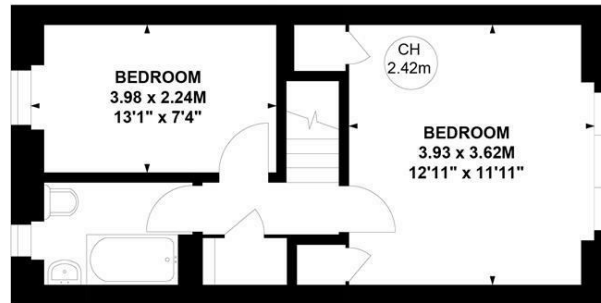
THE PROPERTY

A well-presented, duplex apartment with a private balcony and garden located on this quiet cul-de-sac in the Grove Park area of Chiswick. The property offers 725sqft of well-proportioned accommodation comprising a fabulous 19'6 south-west facing reception which opens onto a sunny balcony, a modern kitchen with a full range of appliances, two double bedrooms, full bathroom, an excellent amount of built-in storage and loft access with potential to convert subject to the necessary consents. Additionally, to the front of the property, there is a private patio area. Coniston Close is situated just off Hartington Road which runs parallel with the river and is conveniently located for Dukes Meadows sporting facilities, Chiswick House and Gardens and a number of local shops, cafes and riverside pubs with Chiswick High Road's more extensive facilities easily accessible. The property is also within the catchment area of 2 excellent primary schools, Grove Park and Strand on the Green. Transport links include Chiswick station, local bus routes and the A4/M4 for routes in and out of London.

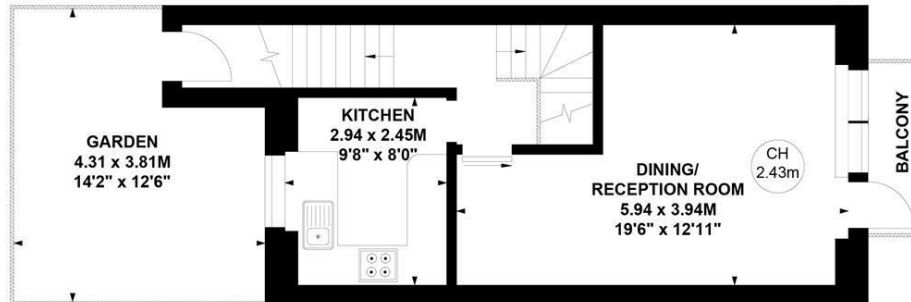
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Approximate gross internal area
 67.42 sq m / 725 sq ft

Key :
 CH - Ceiling Height



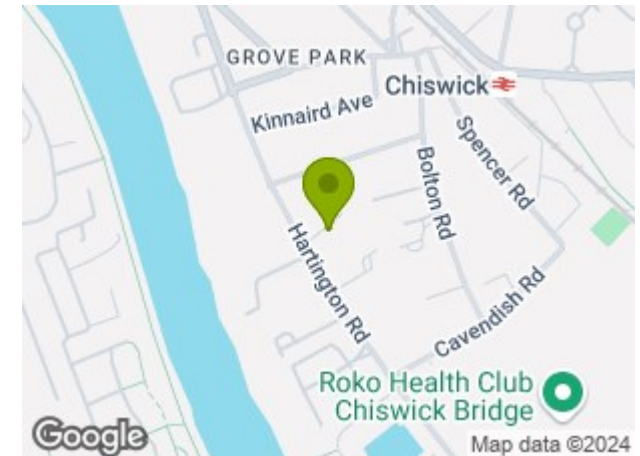
Second Floor



First Floor

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

SITUATION



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