

Alexandra Road, London, W4 1AX  
Guide Price £500,000

**WHITMAN & CO.**  
SALES · LETTINGS · COMMERCIAL

- Ground floor period conversion flat
- 14'2 Reception room with bay window
- Quiet residential street
- Private west facing garden
- Potential to extend and remodel STPP
- Close to local parks and shops

Tenure - Leasehold with share of freehold  
 Lease Length - 199 Years remaining  
 Ground Rent - Peppercorn  
 Service Charge - £250 pa  
 Local Authority - Ealing  
 Council Tax - Band D

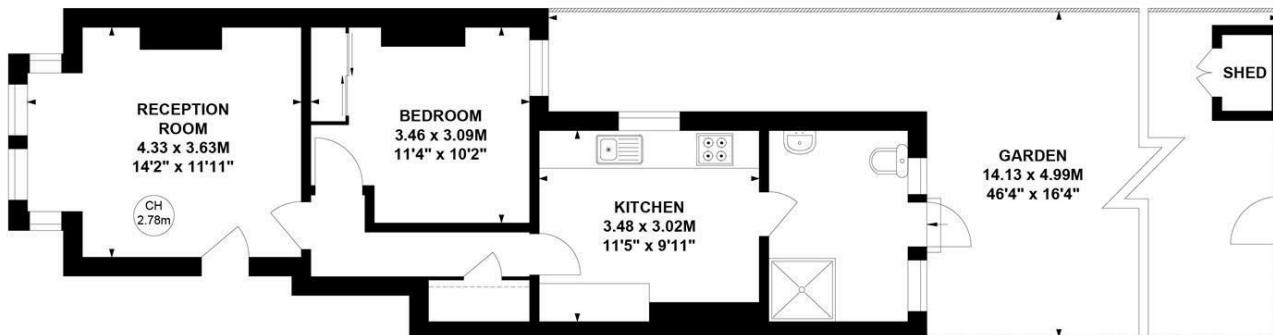
## THE PROPERTY

A ground-floor period conversion flat with a good-sized west-facing garden located on this quiet residential street within a short walk of Chiswick High Road. The flat is well-maintained, whilst offering the incoming purchaser the opportunity to extend and remodel, subject to the necessary consents. The accommodation comprises a 14'2 reception room with bay window, a double bedroom with fitted wardrobe, a kitchen, a shower room and a lovely private west-facing garden with open aspect. The flat is in the catchment of two OFSTED-rated 'outstanding' schools, with Southfields Park (Playground & recently installed LTA tennis courts) at the end of the road and Chiswick High Road's shops, cafes and restaurants easily accessible. Walking distance from Turnham Green (Piccadilly and District Lines) and a short cycle to Acton Main Line (Elizabeth Line – 20 minutes to Liverpool Street).

## Alexandra Road, W4

Approximate gross internal area  
**47.84 sq m / 515 sq ft**

Key :  
 CH - Ceiling Height



## Ground 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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