



## Colonial Drive, W4

£645,000

Impressive professionally decorated modern two bedroom two full bathroom apartment overlooking Gunnersbury Nature Reserve. The property is offered with no onward chain and has local rented parking available. The property benefits from underfloor heating and hot water being included in the service charge.

Easy access to the M4 and excellent transport links with a 3 min walk to the district line. The shops and restaurants of the Chiswick High Road, Virgin Health Club, Chiswick Business Park, co-working spaces and three nature parks are all within a 3-10 min walk.

### Features

- 5 Star Energy Efficiency
- Modern Block
- South West Terrace
- No Onward Chain
- Hot Water Included In Service
- 990 Year Lease



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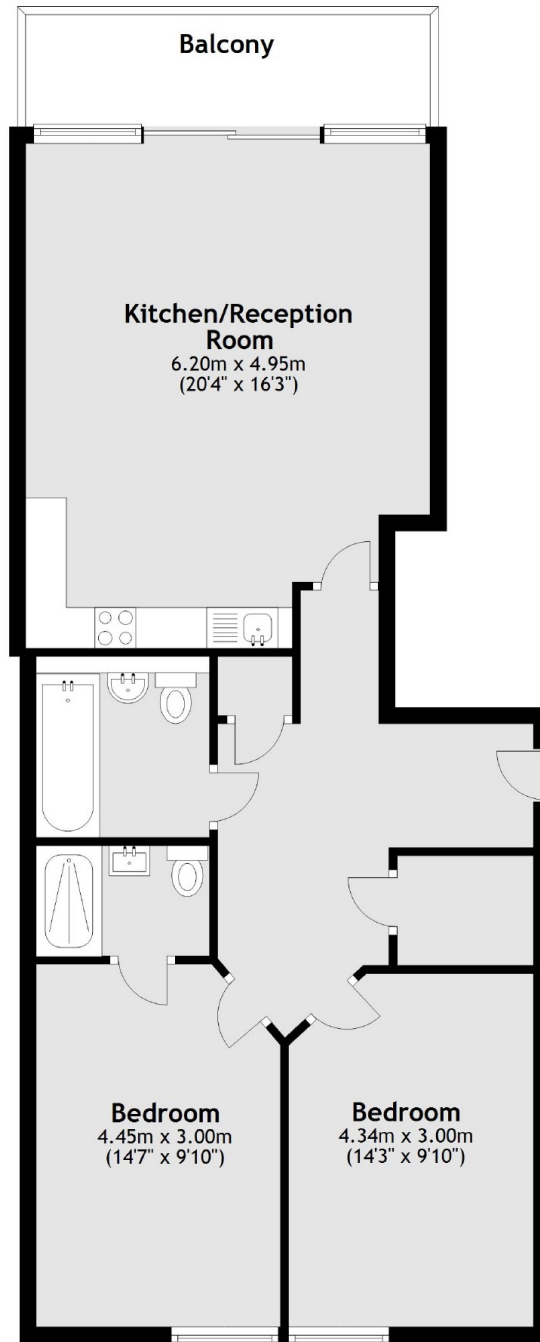
The living space opens out into an open plan living room that leads on to a South West facing terrace which overlooks the stunning Gunnersbury Nature Reserve. Building is sustainably built and carries a strong energy efficiency rating. The property is also covered by an NHBC guarantee.

The bedrooms are designed for tranquillity, with high end double glazed automated windows and custom made black out curtains and blinds. The master bedroom has an ensuite bathroom and a fitted wardrobe. The second bedroom is currently used as a guest room and large office space. Both luxury bathrooms are in beautiful condition and feature ceramic flooring and wall tiling, mirrored double vanity units, chrome heated towel rails, and Aqualisa rise digital shower products ensuring a preheated water temperature before entering.



Colonial Drive,  
London, W4

First Floor



Main area: Approx. 78.7 sq. metres (847.1 sq. feet)  
Plus balconies, approx. 7.3 sq. metres (78.9 sq. feet)

**Dexters**

Chiswick  
388 Chiswick High Road  
London  
W4 5TF  
Sales  
020 8995 4321

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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