



an  
andrew nunn  
ASSOCIATES

£499,950  
**Florence Road**  
London, W4 5DP

## PROPERTY SUMMARY

A spacious and light two bedroom first and second floor maisonette in the popular residential road which is most conveniently located being only a short distance from both Turnham Green and Chiswick Park tube stations as well as South Acton mainline station. Benefiting from its own front door and ample storage the accommodation comprises; stairs to first floor 23' x 13'11 living room/ kitchen which is split into two distinct areas and offers a wide bay window, coal effect gas fire and marble surround along with the spacious and well fitted kitchen. There is a double bedroom to the rear and bathroom. On the second floor is a further double bedroom. The property is offered in good condition throughout. There is lapsed planning permission for an improved loft conversion to include new staircase, double bedroom, terrace and en suite bathroom. No onward chain.

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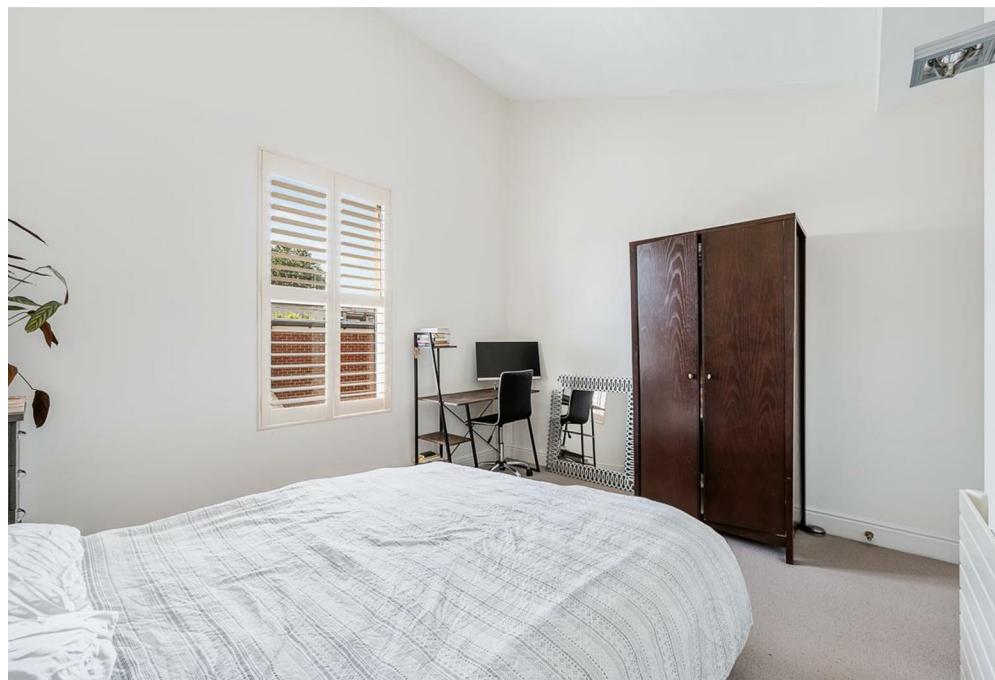


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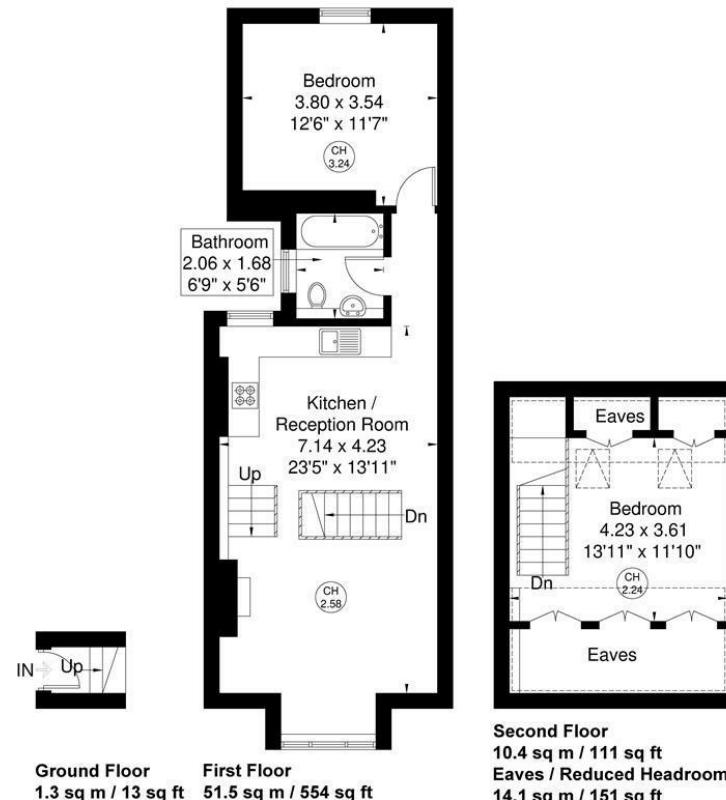


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**Florence Road**  
 Approximate Gross Internal Area = 63.2 sq m / 678 sq ft  
 Eaves Storage / Reduced Headroom = 14.1 sq m / 151 sq ft  
 Total = 77.3 sq m / 829 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.  
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## LOCAL AUTHORITY

**TENURE**  
 Leasehold - Share of Freehold

**COUNCIL TAX BAND**  
 D

**VIEWINGS**  
 By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements