



andrew nunn
ASSOCIATES

ASKING PRICE

£425,000

Bolton Road

London, W4 3TG

PROPERTY SUMMARY

A well presented and particularly light two bedroom flat in this small purpose built block located in the heart of Grove Park only a few minutes walk from the river Thames, Chiswick Mainline station and the plethora of sporting facilities at and around Dukes Meadows. The development enjoys a substantial communal garden, bike store, communal store room with allocated locker, communal clothes drying room and the flat comes with a single lockup garage with parking in front.

A communal entrance hall with stairs to second floor level. Front door leading into hallway with large storage cupboard, sitting room overlooking gardens, kitchen with fitted appliances, two double bedrooms (one with built in wardrobes) and spacious bathroom. No onward chain. Long lease with share of freehold.

Within walking distance of the property are Chiswick House and Grounds, the historic pubs along Strand On the Green, Chiswick Mainline Station (Waterloo), Roko Health Club, Dukes Meadow Golf Course, Golf Range and Tennis Centre and various rowing clubs along the river Thames. The A316 provides easy access to both the M4 and M3 motorway networks.

2



1



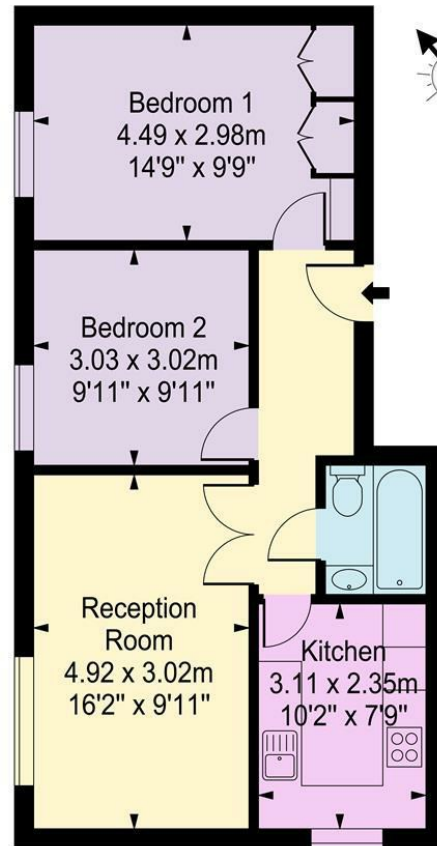
1





Bolton Lodge

Approx. Gross Internal Area
55 Sq M - 593 Sq Ft



Third Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.
Floor plan by www.frameworkphotos.co.uk

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		
(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

OFFICE ADDRESS

The Clock House
66 South Parade
Chiswick
London
W4 5LG

OFFICE DETAILS

020 8995 1500
sales@andrewnunnassociates.co.uk
andrewnunnassociates.co.uk