



andrew nunn
associates



ASKING PRICE

£1,200,000

Elliott Road

London, W4 1PE

PROPERTY SUMMARY

A fabulous opportunity to acquire this charming Victorian terraced house benefitting good west facing garden and situated in this most popular of roads running parallel behind Turnham Green Terrace.

The property retains a considerable amount of charm and character and offers the potential to extend both into the loft and on the ground floor (subject to the necessary permissions).

Currently the accommodation comprises of hall, cloakroom, double reception room, kitchen and dining room leading out to the rear garden.

On the first floor are three double bedrooms and bathroom.

32' west facing rear garden with brick built garden shed.

This represents the ideal opportunity to create a fabulous "downsize" home on the doorstep of both Turnham Green Terrace, Turnham Green tube station and the Chiswick High Road.

Freehold with no onward chain.

3



1



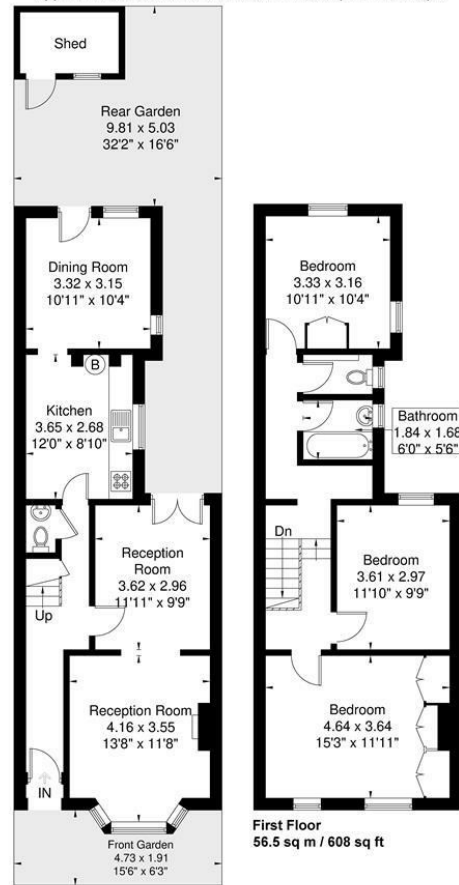
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Elliott Road

Approximate Gross Internal Area = 113.6 sq m / 1222 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

Hounslow

TENURE

Freehold

COUNCIL TAX BAND

F

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		76
(55-68) D		
(39-54) E	39	
(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

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