



## St Marys Grove, Chiswick, W4 3LW

A wonderfully presented top floor period conversion flat ideally located in this prestigious residential road close to all amenities. 19' Reception room, Fully integrated kitchen, Double bedroom with built in storage, luxury bathroom, boarded loft storage. Situated within close proximity of Fauconberg Parade with its shops, bar, restaurants and Deli. Transport links include both Chiswick Station & Gunnersbury Station as well as bus routes from Sutton Court Road, EPC-D. Offered Unfurnished. Available now

- Immaculately presented
- Ideally located
- Unfurnished
- Available Now

**£1,975 Per Calendar Month**

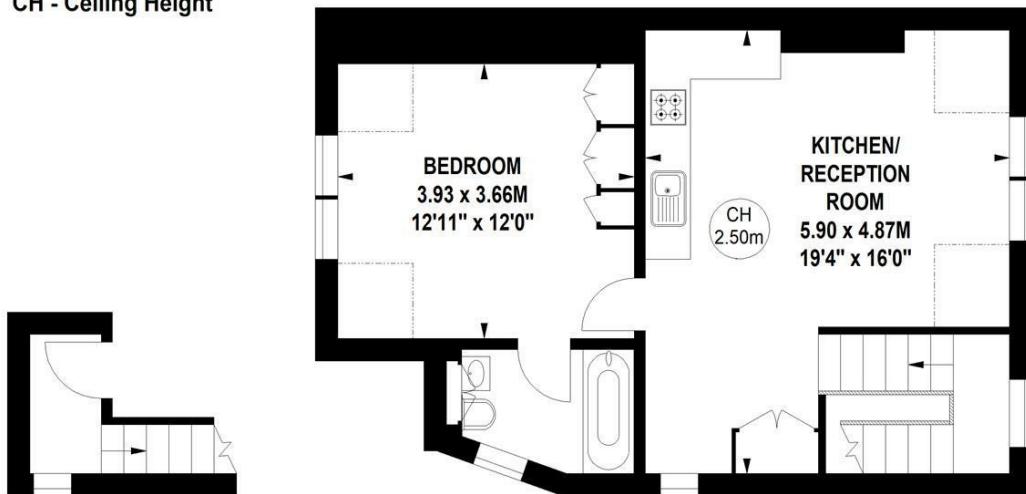
# St. Marys Grove, W4

Approximate gross internal area



53.49 sq m / 576 sq ft

Key :  
CH - Ceiling Height



First Floor  
Entrance

Second 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	51	52
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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