



## Ellesmere Road, Chiswick, W44QQ

A brand newly renovated first floor studio apartment which has been finished to a meticulously high standard. The flat is situated in a popular residential area within a short walk of Chiswick High Road with its array of boutique shops and restaurants and Chiswick House & Grounds only a stroll away. The accommodation provides: a lovely bright space with a bespoke fitted kitchen with hob (microwave oven to be installed), herringbone wood flooring, luxury tiled bathroom with shower cubicle, gas-fired central heating, CPZ parking, front garden and communal washing machine shared with another studio, external bike storage. Local transport links include both Chiswick Park and Turnham Green Tube Stations, numerous local bus routes, with convenient vehicular access via A4/M4 Central London, Heathrow, and the West. Hounslow Council Tax Band: TBC. EPC: TBC. Heating, electricity & water offered at an additional inclusive price of £150pcm. The property is offered unfurnished (as shown) and is available now.

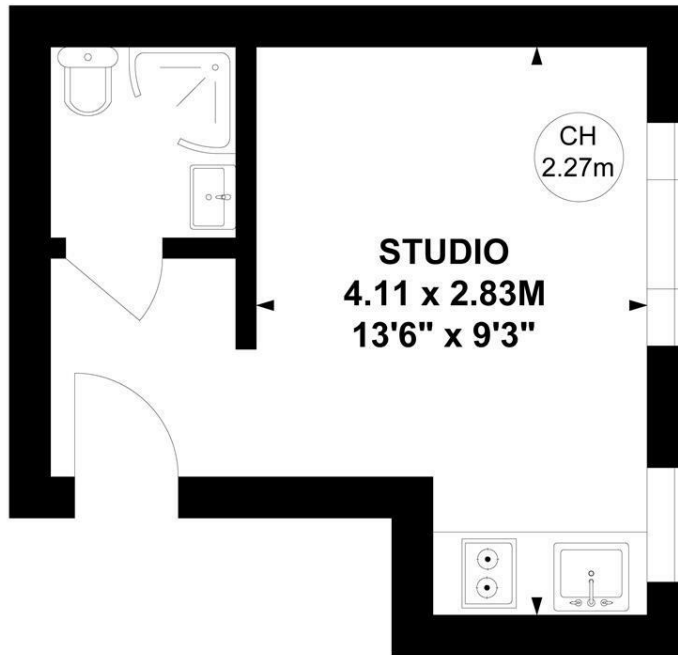
- Brand new studio apartment
- Luxury tiled bathroom
- Herringbone wood flooring
- Gas central heating
- Shared outdoor front patio
- CPZ Parking
- Heating, electricity & water offered at an additional inclusive price of £150pcm
- Communal washing machine shared with one other studio
- Unfurnished
- Available now

**£1,250 Per Calendar Month**

# Ellesmere Road, W4

Approximate gross internal area  
14.98 sq m / 161 sq ft

Key :  
CH - Ceiling Height



## First 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8747 8800

E-mail [lettings@whitmanandco.com](mailto:lettings@whitmanandco.com)

Website [www.whitmanandco.com](http://www.whitmanandco.com)



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