



andrew nunn
ASSOCIATES

£650,000
Colonial Drive
London, W4 5HA



PROPERTY SUMMARY

A fabulous two bedroom two bathroom fourth floor apartment enjoying far reaching southerly views across the Gunnersbury nature reserve and being only a few moments walk from Chiswick High Road.

This spacious apartment offers well presented accommodation to comprise; large hallway, utility cupboard, well proportioned sitting room with open plan kitchen and doors leading to a full width private balcony, two double bedrooms and two bathrooms.

The building benefits passenger lift, on site concierge and of particular note is there are only two flats sharing this particular landing.

Long leasehold interest.

Chiswick Park tube station (District Line) is only a few minutes walk as are Sainsburys and the Chiswick High Road.

2



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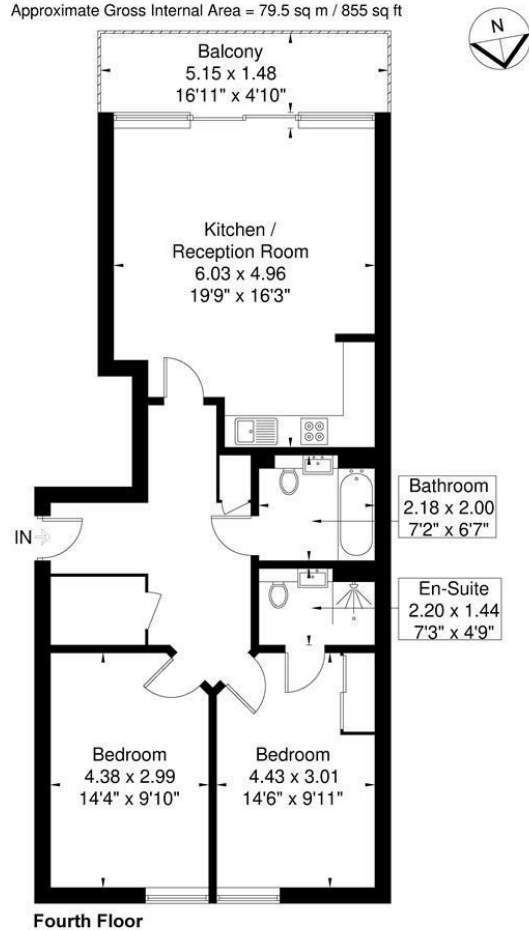
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Edmunds House

Approximate Gross Internal Area = 79.5 sq m / 855 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

ealing

TENURE

Leasehold

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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

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