



andrew nunn  
ASSOCIATES

ASKING PRICE

**£749,950**

**Chiswick High Road**

London, W4 5RG

## PROPERTY SUMMARY

An impressive 1162 sq ft duplex penthouse apartment situated in this central location on Chiswick High Road and enjoying panoramic views across the Gunnersbury Triangle Nature reserve from its two balconies. The property offers flexible accommodation including a dedicated home office space and can be found on the top floor of this residential development. Hall with large storage cupboard, reception room with vaulted ceiling and doors leading out to a balcony and a spiral staircase leading to the mezzanine sitting area, home office and additional storage space. Fitted kitchen with integrated appliances. Master bedroom with vaulted ceiling, wardrobe recess, ensuite shower room and balcony, second double bedroom and spacious bathroom. Passenger lift, communal garden/terrace area, allocated underground parking space. Long lease. EPC = E.

2



2



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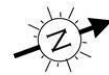




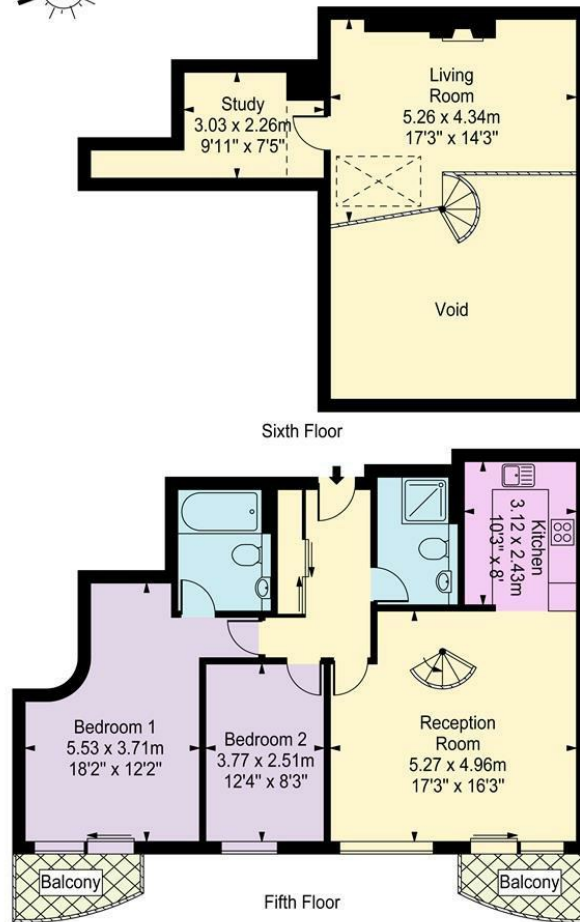




## Chiswick High Road



Approx. Gross Internal Area  
108 Sq M - 1162 Sq Ft



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](http://www.frameworkphotos.co.uk)

### LOCAL AUTHORITY

Hounslow

### TENURE

Leasehold

### COUNCIL TAX BAND

G

### 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                                   |         | 69                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   | 53      |                         |
| (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](mailto:sales@andrewnunnassociates.co.uk)  
[andrewnunnassociates.co.uk](http://andrewnunnassociates.co.uk)