



## Ellesmere Road, London, W4 4QQ

HEATING, ELECTRICITY & WATER INCLUDED - A brand newly renovated two double bedroomed first floor flat which has been finished to a meticulously high standard. The flat benefits from an impressive private garden finished with easy to maintain artificial turf. 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 dual aspect open plan reception room with bespoke fitted kitchen, herringbone wood flooring, master double bedroom with fitted wardrobes, further second double bedroom, luxury tiled family bathroom with separate shower cubicle, gas-fired central heating, CPZ parking, 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. The property is offered part/unfurnished (as shown) and is available now.

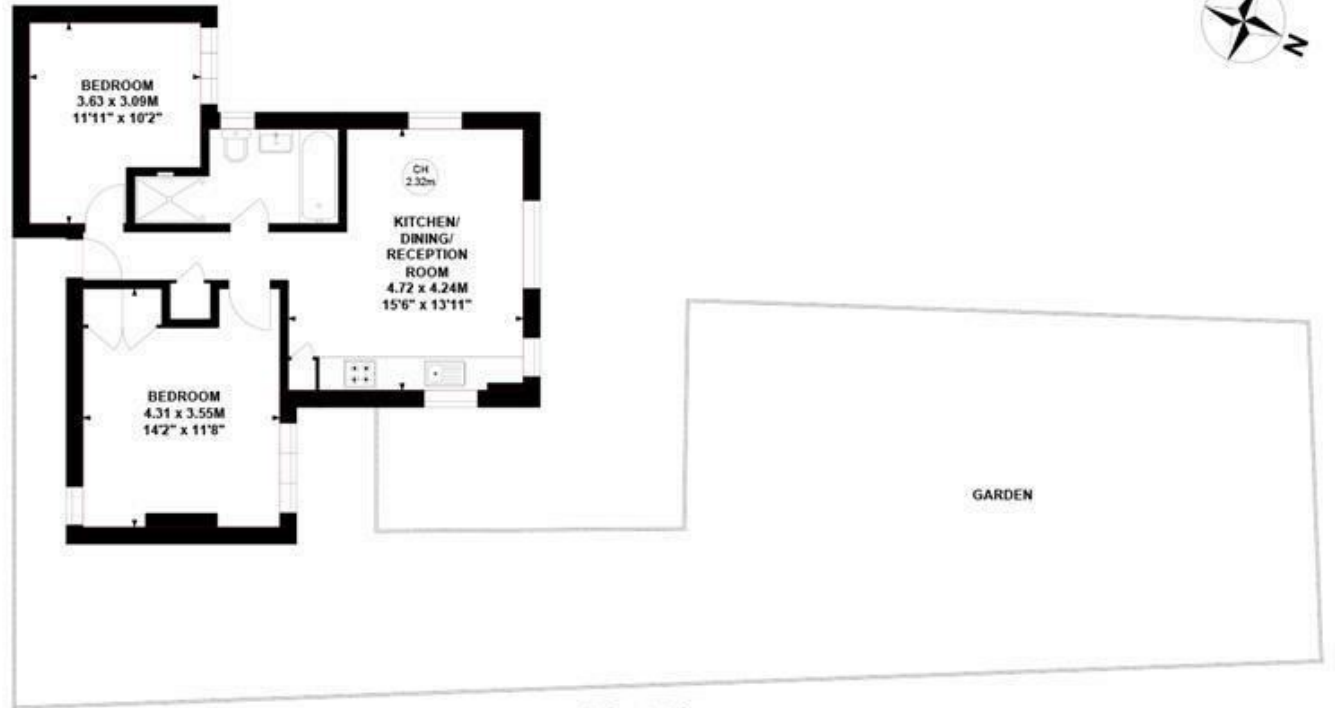
**£2,950 Per Calendar Month**

- HEATING ELECTRICITY & WATER INCLUSIVE
- Two double bedrooms
- Substantial private garden
- Bespoke fitted kitchen
- Luxury tiled bathroom
- Herringbone wood flooring
- Gas central heating
- CPZ Parking
- Available now

## Ellesmere Road, W4

Approximate gross internal area  
53.83 sq m / 579 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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