



Ennismore Avenue, London, W4

Guide Price £750,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Private 44'11 landscaped garden
- Two bedrooms/one bathroom
- 21'11 Reception room
- Cellar
- Long lease and share in the freehold
- No onward chain

Tenure - Leasehold with share of freehold  
 Lease length - 980 years remaining  
 Ground rent - peppercorn  
 Service charge - £2000 pa  
 Local authority - Hounslow  
 Council tax - Band D

## THE PROPERTY

Rare to the market, this light and spacious period conversion flat offers an excellent balance of accommodation and a secluded private garden.

The property comprises two bedrooms, a bathroom, 21'11 reception room, fully fitted kitchen, cellar, private 44'11 landscaped garden, and a long lease with a share in the freehold.

Ideally situated on this quiet cul-de-sac street, offering close proximity to numerous transport facilities and the extensive range of shops bars and restaurants on Chiswick High Road. Offered for sale with no onward chain.

## Ennismore Avenue, W4

Approximate gross internal area

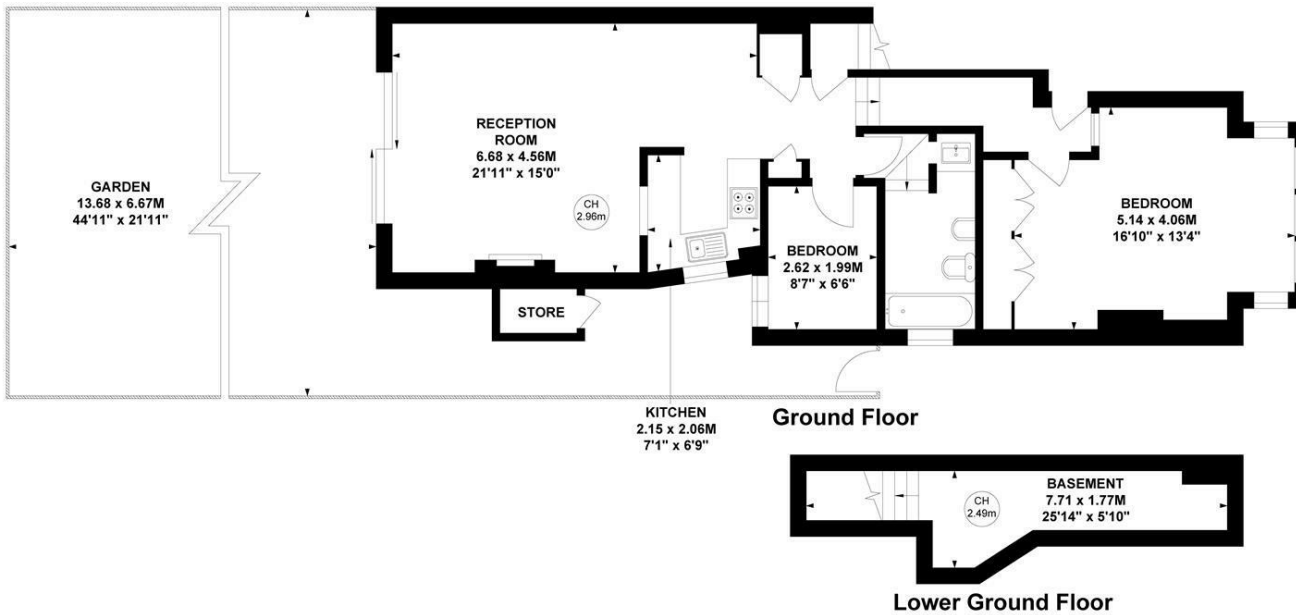
71.99 sq m / 775 sq ft

Basement : 8.81 sq m / 95 sq ft

Store : 1.14 sq m / 12 sq ft

Total : 81.94 sq m / 882 sq ft

Key :  
 CH - Ceiling Height



Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

## SITUATION



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