



andrew nunn  
ASSOCIATES



£725,000  
Bollo Lane  
Chiswick, W4 5LU

## PROPERTY SUMMARY

A fabulous two double bedroom Victorian maisonette offered in excellent condition throughout and benefitting stylish galleried kitchen, vaulted reception room and rear garden with direct access.

The property offers well proportioned accommodation over two floors to comprise; private front door leading into hall way, first floor landing with two double bedrooms both with built in wardrobes, well fitted bathroom, sitting room with vaulted ceiling and extensive shelving. Stairs to the second floor galleried kitchen/breakfast room overlooking the sitting room. Potential to extend further at second floor level subject to the necessary consents. Long leasehold.

The property is conveniently located within walking distance of both Chiswick Park tube station (District Line) and South Acton Train station (Overground Line). The shopping facilities of Chiswick High Road are only a short distance away as are the A4/M4.

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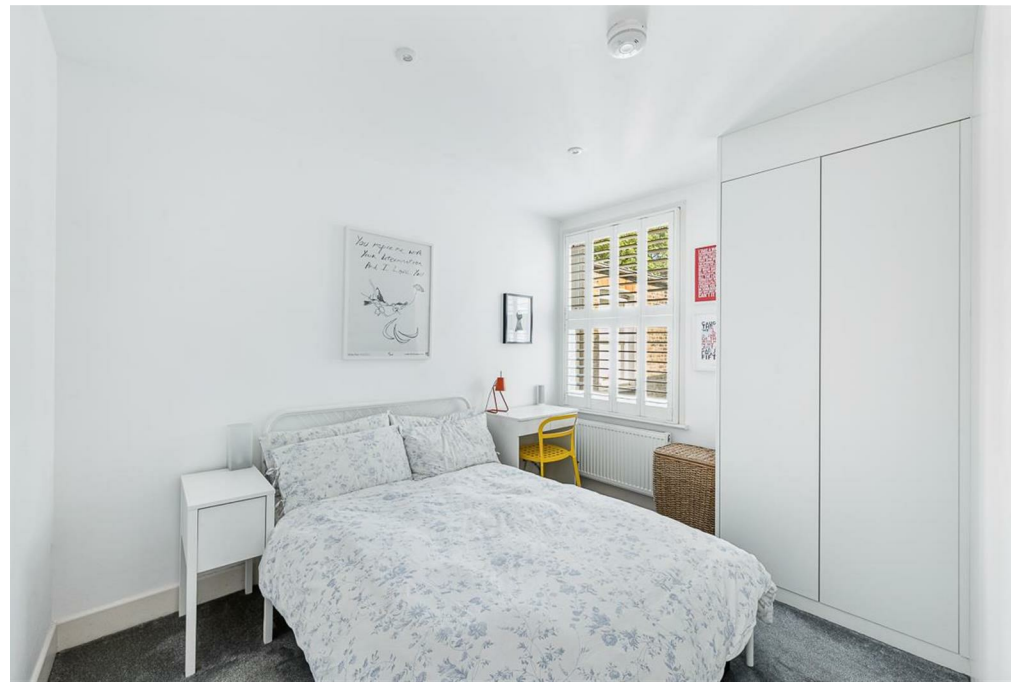


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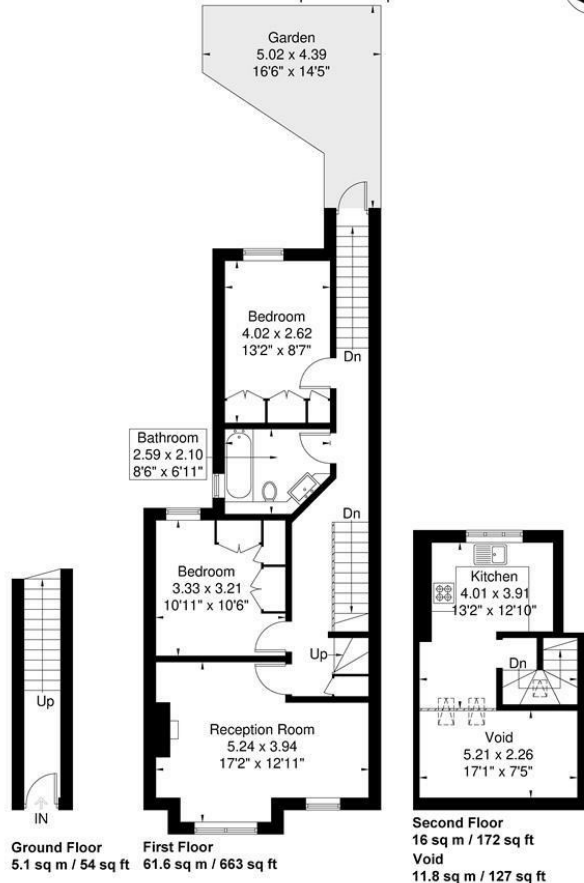


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**Bollo Lane**  
 Approximate Gross Internal Area = 82.7 sq m / 890 sq ft  
 Void = 11.8 sq m / 127 sq ft  
 Total = 94.5 sq m / 1017 sq ft



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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



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