SUSAN METCALFE
RESIDENTIAL



# Silver Crescent, Chiswick, W4

£510,000

| | |
|---|---|
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Surface** | 619 sqft |
| **Tenure** | Share of Freehold |
| **Service Charge** | £1,000 |
| **Outdoor Space** | Garden |
| **Parking** | Residents Permit |
| **Council Tax** | Council Tax Band: D (Hounslow) |

## 2-BEDROOM GROUND FLOOR FLAT WITH PRIVATE GARDEN

A stylish two-bedroom ground-floor flat of approximately 619 sq ft, set in a handsome red-brick Victorian building. The open-plan living and dining space is flooded with natural light from a roof skylight and finished with plantation shutters and wood-effect flooring. It opens to a sleek modern kitchen with matt grey cabinetry, integrated appliances and a breakfast bar. The principal bedroom has a bay window and period-style radiators. The second double bedroom has French doors to a small patio/light well and a contemporary en-suite shower room. A further shower room, a private garden and a store complete the flat.

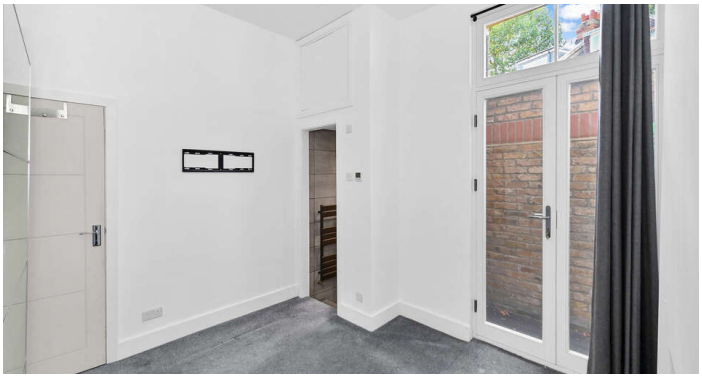
Located close to Gunnersbury station with access to London Underground (District line) and London Overground and close to Chiswick High Road with its selection of cafés, restaurants and shops.

### Features

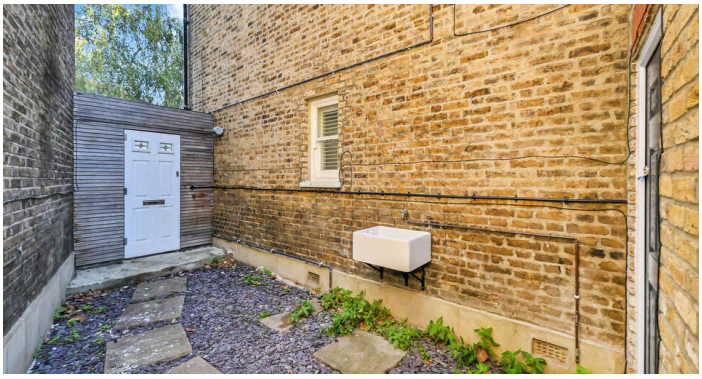
entrance, reception/dining room, open plan kitchen with breakfast bar, principal bedroom, en-suite shower room, 2nd double bedroom, additional shower room, garden, store.

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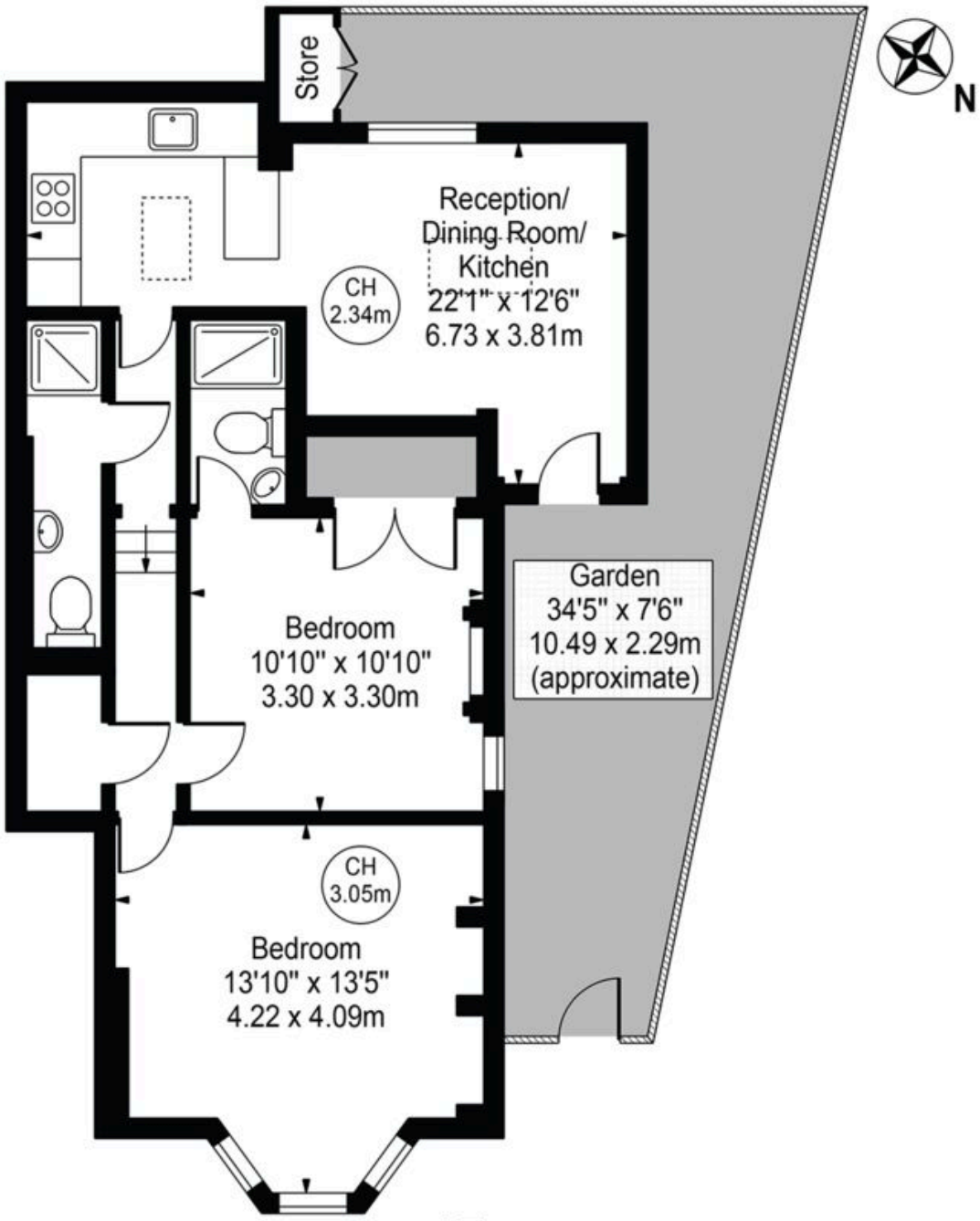
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## Approx. Gross Internal Area 619 Sq Ft - 57.51 Sq M

(Excluding Store)




Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

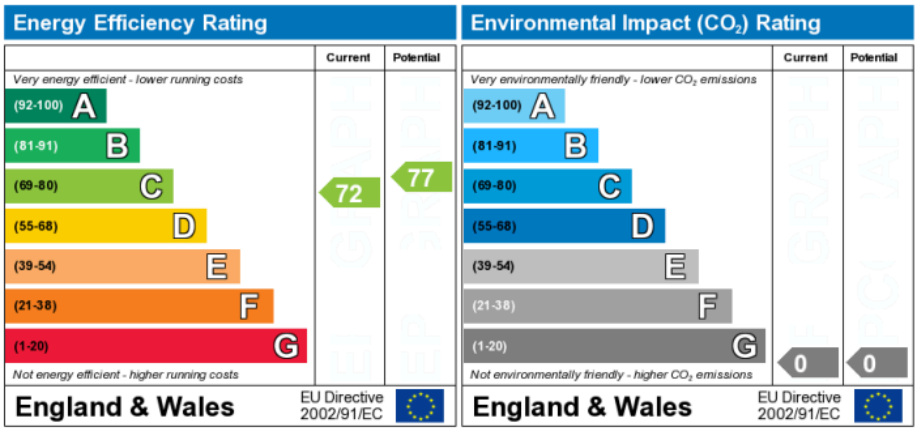
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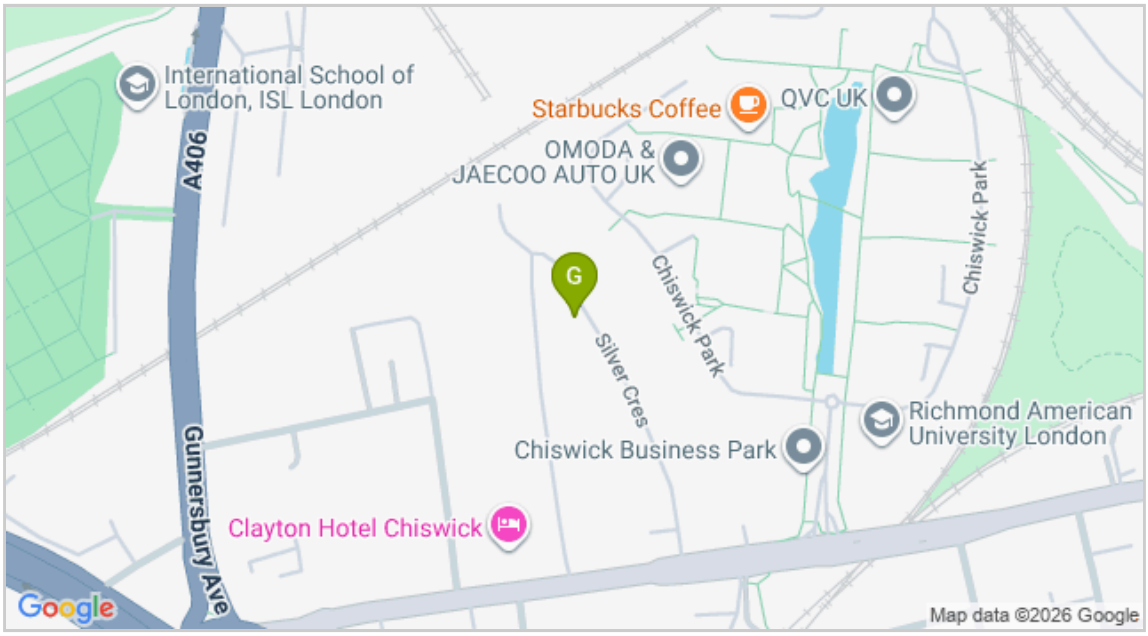
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.




IMPORTANT NOTICE

Susan Metcalfe Residential, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Susan Metcalfe Residential have not tested any services, equipment or facilities.