

ALEXANDER
STEER

MERTON AVENUE, W4

£1,779,500

FREEHOLD



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PROPERTY FEATURES

- Chain Free
- Close To Transport Links
- Spacious Reception Rooms
- Central Chiswick Location
- Modern Attic & Extension
- Quiet Residential Street



MERTON AVENUE

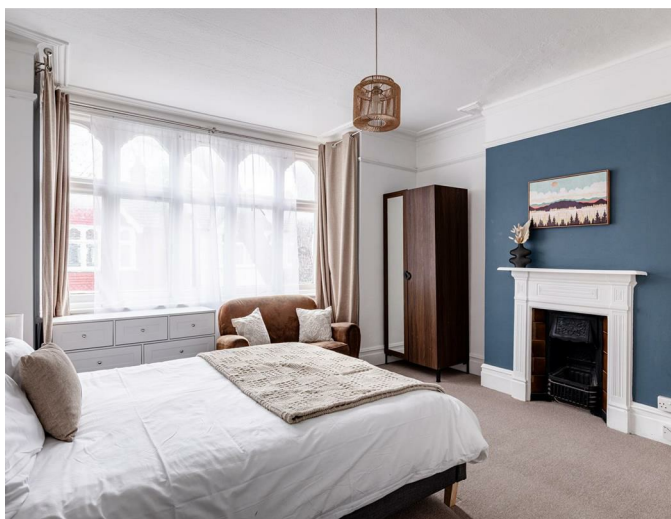
£1,779,500

A charming period house that provides unusually wide dimensions that lends itself to a bright and airy living space. The property is in a quiet enclave street that protects you from unwanted traffic and noise. The house is offered chain free.

On entry to the house, its wide proportions become clear, there is a large front reception room that incorporates period features such as an attractive feature fireplace, an ornate bay window, picture rails and ceiling corning. To the rear, the property has a spacious open kitchen diner which is flooded with light from large windows and sky lights and leads onto a sunny patio garden. There is also a good size cellar and W/C on this floor. Above, the first floor enjoys two double bedrooms which follow similar proportions to the living room and kitchen. There is also a smaller single bedroom and a family bathroom. On the top floor there is another double bedroom complete with an ensuite. The roof was completely redone when this room was constructed and therefore this room enjoys extra ceiling height.

Merton Avenue is a quiet enclave street situated just seconds from Chiswick High Road and is a short walk away from Stamford Brook and Turnham Green stations. Merton Avenue and Cleveland Avenue are protected from through traffic and as such provides a quiet haven of a neighbourhood that also has amenities and transport links on their doorstep. Chiswick and its nearby surrounding area has many leading local schools and is also on travel routes for school buses to larger schools more centrally and further West.





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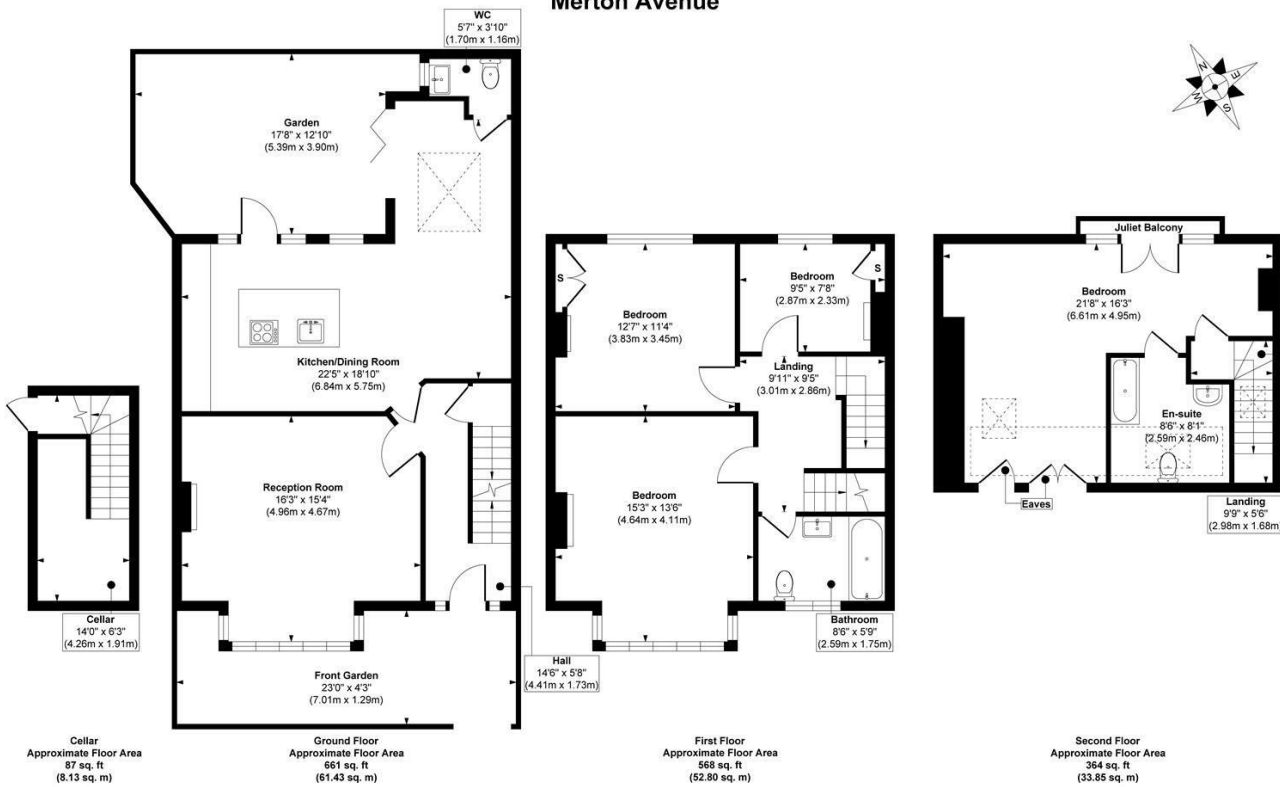
hello@alexandersteer.co.uk

alexandersteer.co.uk

Council Tax Band

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Merton Avenue



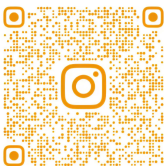
Approx. Gross Internal Floor Area 1752 sq. ft / 156.21 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(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 are advised to recheck the measurements.



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