



andrew nunn
ASSOCIATES

ASKING PRICE

£450,000

Thorney Hedge Road

London, W4 5SB



PROPERTY SUMMARY

A light and bright, ground floor conversion flat set in a striking period building on a quiet crescent in Chiswick. Comprising a characterful kitchen/reception room with a south-facing bay window, shutters and wooden floor, a double bedroom and a shower room. In the cellar is a utility area for washing machine and plenty of storage space. Further benefitting from an external storage shed, allocated off-street parking space, communal hardstanding area as well as a long lease and share of the freehold. The property is only a few minutes walk to Gunnersbury Station (District Line and Overground), the extensive and varied shopping facilities along the Chiswick High Road and for the motorist there is very quick access to the A4/M4.

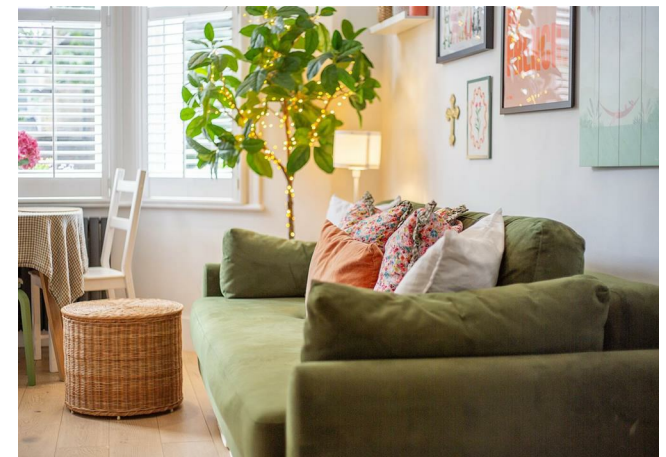
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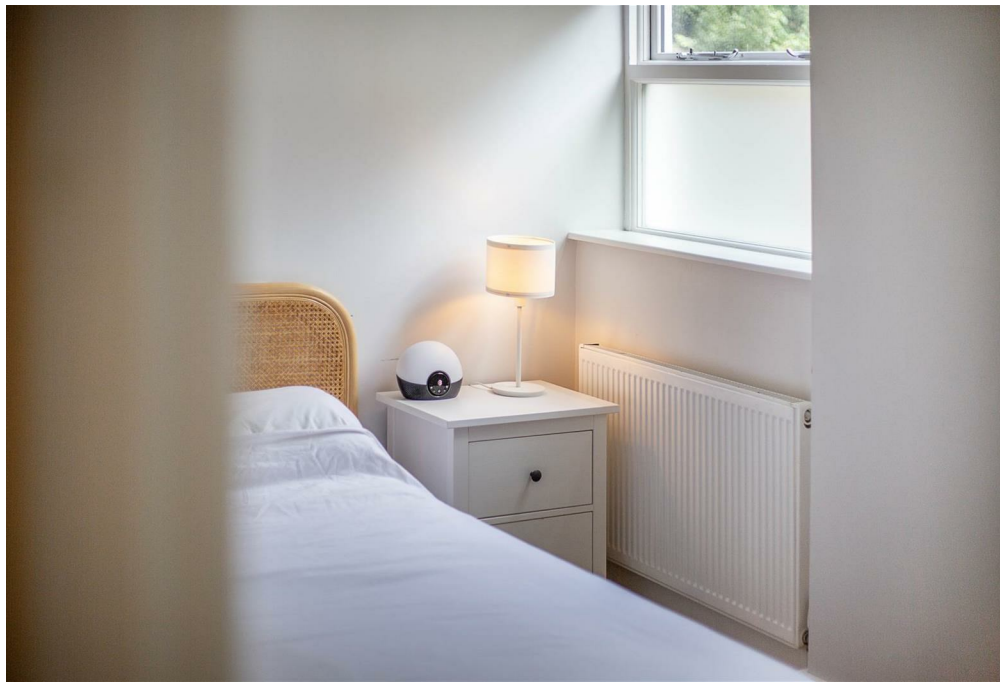


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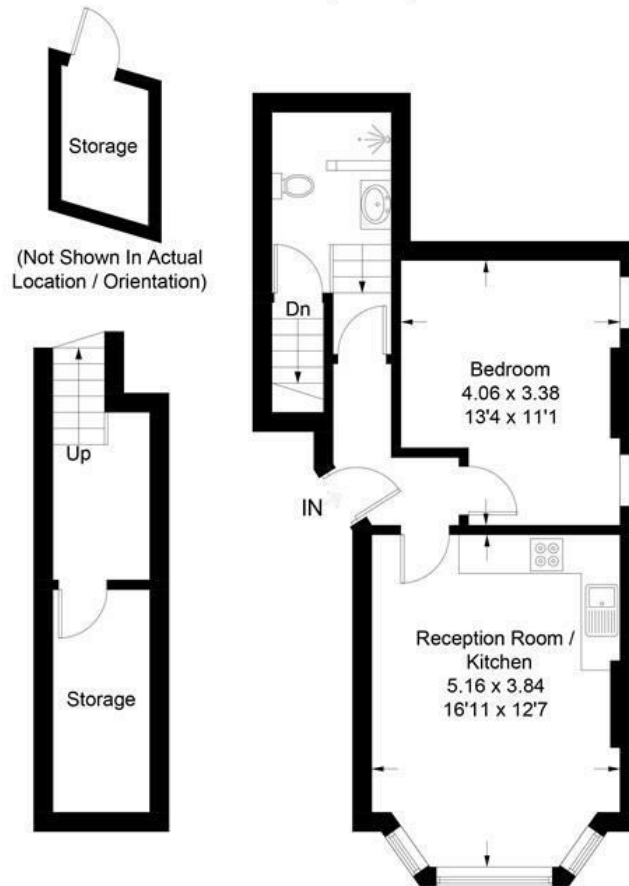
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Approximate Gross Internal Area = 54.1 sq m / 582 sq ft
Storage = 2.8 sq m / 30 sq ft
Total = 56.9 sq m / 612 sq ft



Basement

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1318829)

LOCAL AUTHORITY

London Borough of Hounslow

TENURE

Leasehold - Share of Freehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(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/tenants are advised to recheck the measurements

OFFICE ADDRESS

The Clock House
66 South Parade
Chiswick
London
W4 5LG

OFFICE DETAILS

020 8995 1500
sales@andrewnunnassociates.co.uk
andrewnunnassociates.co.uk