



Grange Road, London, W4 4DA

Guide Price £1,250,000

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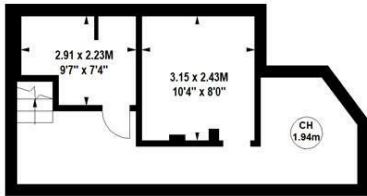
- Incredible lateral space and light
- Lovely private garden with studio
- Close to numerous amenities
- 2269 Sqft total accommodation
- Flexible reception space
- No chain

Tenure - Leasehold with Share of Freehold
 Lease length - 966 Years remaining
 Ground rent - Peppercorn
 Maintenance costs - 1/3 of outgoings
 Local authority - Hounslow
 Council tax - Band F

THE PROPERTY

Arguably one of the finest flats to be offered for sale in the Chiswick area in recent years benefitting from incredible lateral space, excellent proportions, numerous period features and an abundance of light. The property totals in excess of 2200 sqft and offers flexible accommodation with possibilities for two/three double bedrooms with the principal rooms comprising a stunning tiled entrance hall with stained glass window, a 23'7x15'7 master bedroom with feature bay window and ensuite bathroom, 21'9 reception room, conservatory, kitchen and second reception room. Further accommodation includes a family bathroom, further double bedroom, study/bedroom 3 and spacious cellar storage. To the rear of the property is a lovely 53'6 open aspect garden with a large garden studio and side access. The flat is in an excellent location a couple of minutes walk from Gunnersbury station and within a short walk of local parks and the extensive shopping, cafe and restaurant facilities on Chiswick High Road. The A4/M4 offers easy access into central London and out to The West/Heathrow. No onward chain.

Key :
 CH - Ceiling Height



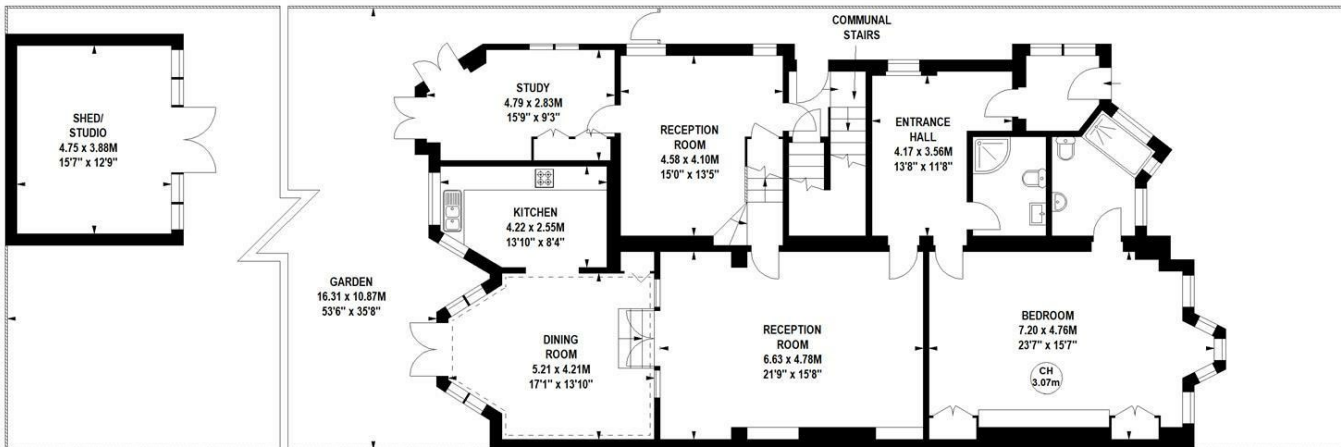
Cellar



First Floor

Grange Road, Chiswick, W4

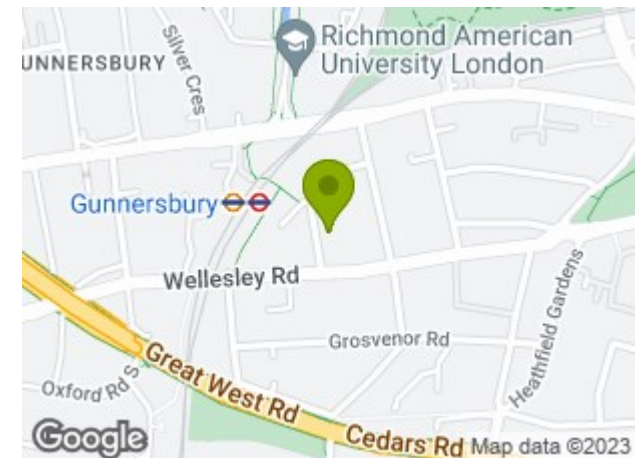
Approximate gross internal area
 210.79 sq m / 2269 sq ft
 (Including Shed/Studio)
 Shed/Studio
 18.49 sq m / 199 sq ft



Ground Floor

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



5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8747 8800

E-mail sales@whitmanandco.com

Website www.whitmanandco.com



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