



## A FABULOUSLY DESIGNED GROUND FLOOR APARTMENT WITH OFF-STREET PARKING

HEATHFIELD TERRACE, CHISWICK, LONDON, W4 4JE

**Unfurnished, £975 pw (£4,225 pcm)** + £285 inc VAT tenancy paperwork fee and other charges apply.\*

**Available now**





- 2 bedrooms • study/bedroom
- open-plan kitchen/reception room
- bathroom (en suite) • shower room (en suite)
- cloakroom • off-street parking • patio
- EPC Rating = C • Council Tax = G

#### Situation

Heathfield Terrace overlooks Turnham Green and runs parallel with Chiswick High Road. Chiswick is a popular suburb located in West London. Whilst retaining a wonderful village charm, Chiswick is a vibrant area brimming with the activity and opportunity typical of London. Chiswick boasts a stunning range of property including elegant Georgian architecture, renowned Norman Shaw designed Bedford Park houses to quaint cottages in the Glebe Estate. Chiswick High Road offers a fantastic range of bars, restaurants, supermarkets, an ever-expanding range of delis and boutiques.

Popular Chiswick schools include: The Falcons School, Belmont Primary School, Strand on The Green Primary School, Orchard House School and Latymer School.

#### Description

An exceptionally well designed 2/3 bedroom boutique style ground floor apartment overlooking Turnham Green with off-street parking and garden.

The apartment benefits from its own private entrance which leads you through an inner hallway to a set of double doors to the impressively lateral open plan kitchen and reception room offering superb entertaining space.

The kitchen is designed by Andrew Macintosh and has integrated Miele appliances; touch close drawers and LED lighting. There are three sets of French doors which open out onto the private patio garden which is also accessed via electric gates for private parking.

The master bedroom has built in wedge wood cupboards and a feature bathroom with a separate shower. The second bedroom has a dressing area with built in wardrobe leading through to another stunning shower room. There is a further bedroom/study and separate cloakroom.

The apartment benefits from air conditioning in all the principle rooms and there is under floor heating throughout including the bathrooms. The CCTV and intruder alarm are state of the art with an intelligent audible facility, the apartment further benefits from cabling for Ethernet, phone, satellite and terrestrial TV.

\*Please note photographs taken over a year ago.

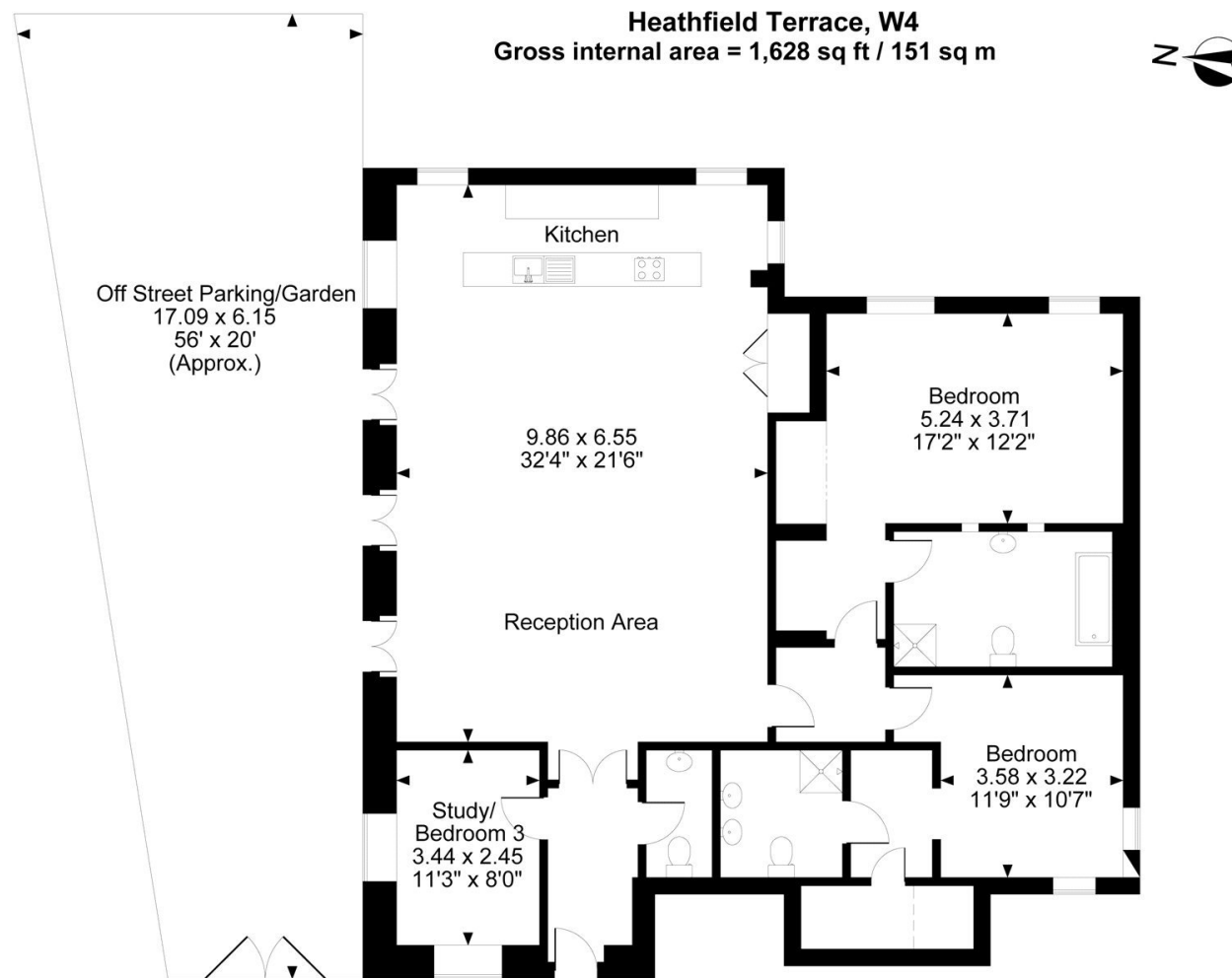
#### Energy Performance

A copy of the full Energy Performance Certificate is available on request.

#### Viewing

Strictly by appointment with Savills.





**Ground Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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## FLOORPLANS

Gross internal area: 1628 sq ft, 151.2 m<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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\*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £285 (inc VAT). £39 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee – charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit – usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets – additional deposit required generally equivalent to two weeks rent. For more details visit [Savills.co.uk/fees](https://www.savills.co.uk/fees). **Please be advised that the local area maybe affected by aircraft noise and/or planning applications. We advise you make your own enquiries. 2018**

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