



## LIGHT & SPACIOUS SPLIT LEVEL FLAT

STEELE ROAD,  
CHISWICK, LONDON W4 5AA

**Leasehold**

2 bedrooms ♦ reception/dining room ♦ kitchen ♦ bathroom  
♦ 64.7 sq m (696 sq ft) ♦ EPC rating = F

### Situation

Steele Road is part of an increasingly popular enclave of residential period architecture close to Chiswick Park Underground station (District Line). It is also within easy reach of South Acton overground station and close to the many amenities of Chiswick High Road. This location offers easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

### Description

A two bedroom split level first and second floor flat situated in a pretty Edwardian house.

The first floor has an open plan reception room at the front, with a large bay window and some useful storage. The second bedroom is situated on this floor, and there is also a kitchen and a bathroom at the rear. On the second floor is the larger of the two bedrooms.

### Viewing:

Strictly by appointment with Savills



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savills

# Steele Road, W4



Approximate Gross Internal Area (Approx)

(Including Reduced Headroom)

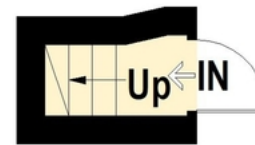
70.4 sq m / 758 sq ft

(Excluding Reduced Headroom)


64.7 sq m / 696 sq ft

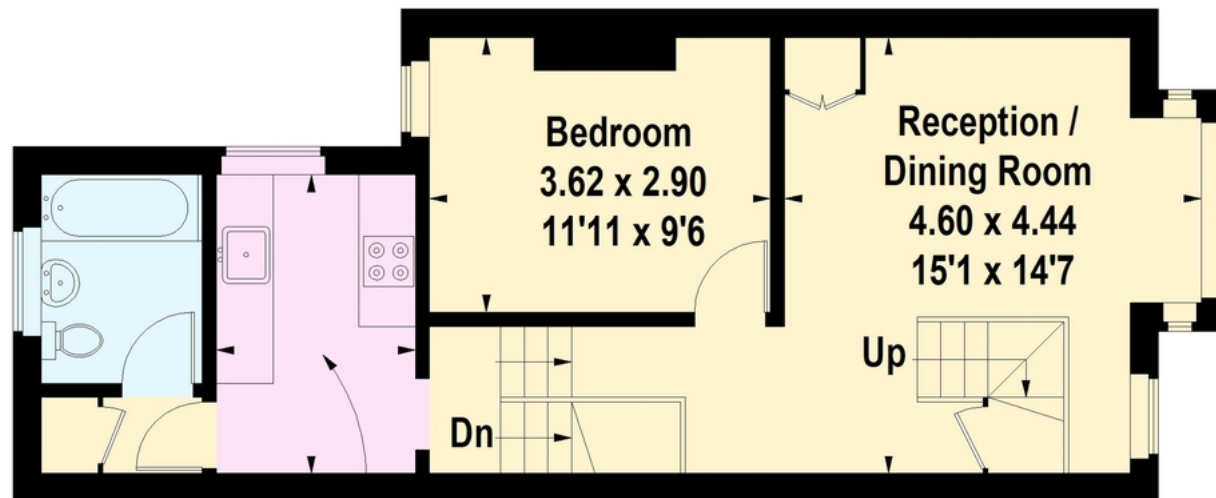
For identification only. Not to scale.

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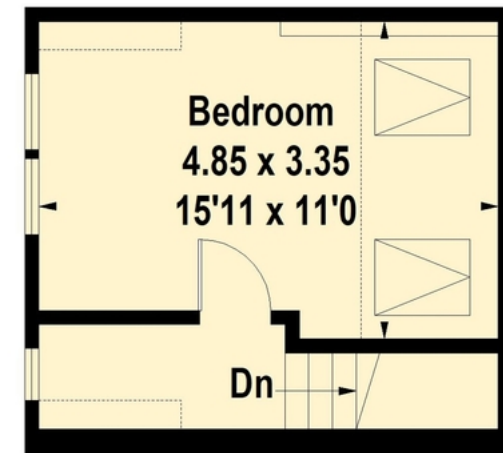
Ground Floor

 = Reduced headroom  
below 1.5 m / 5'0



First Floor

Kitchen  
3.15 x 2.11  
10'4 x 6'11  
(Approx)



Second Floor

Savills Chiswick  
chiswick@savills.com  
020 8987 5550

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC		