



Wonderful flat with south facing garden

Montgomery Road, Chiswick, London W4 5LZ

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2 bedrooms • reception room • kitchen/breakfast room • 2 bathrooms (1 en suite) • garden • 86.86 sq m (935 sq ft)

Local information

Montgomery Road is part of an increasingly popular enclave of residential period architecture close to Chiswick Park Underground station (District Line). It is also within a short distance of South Acton overground station and close to the many amenities of Chiswick High Road.

About this property

This wonderful ground floor flat benefits from well-balanced entertaining space and bedroom accommodation throughout with the bonus of sonos also throughout the entirety of the property. A real focal point of this property is the wonderfully light kitchen/breakfast room at the rear. The combination of the sky light and full length glass bi-folding doors leading out to

the garden allows a wealth of natural light to flood in. The kitchen has been finished to a high standard and boasts underfloor heating amongst an array of modern appliances. The formal reception room is situated at the front and features a pretty ornate fireplace, high ceilings and a large three tiered bay window, creating a sumptuous entertaining space. The master bedroom enjoys access to an en suite shower room which has underfloor heating. There is also has a good amount of in built storage. The second bedroom is adjacent to here and also has a large amount of in built storage whilst further storage space can also be found underneath the stairs. The secluded south facing garden features a mix of paved and landscaped areas.





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Montgomery Road, W4

Approximate gross internal area
86.86 sq m / 935 sq ft

Key:
CH - Ceiling Height



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	77
England, Scotland & Wales		
EU Directive 2002/91/EC		

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