



FLAT WITH ITS OWN FRONT DOOR & GARDEN

EMLYN ROAD,
CHISWICK, LONDON W12 9TA

Share of Freehold

2 bedrooms ♦ kitchen/reception/dining room ♦ bathroom ♦ garden ♦ 65 sq m (700 sq ft) ♦ EPC rating = C

Situation

Emlyn Road is superbly located benefitting from easy access to the excellent shops, boutiques and restaurants of Chiswick. Stamford Brook Underground station (District Line) is close by as is Turnham Green with its popular terrace. This location offers easy access to central London via the A4, and to Heathrow Airport and the west of England via the M4.

Description

A well presented two bedroom ground floor maisonette with rear garden

The open plan kitchen/dining/reception room is the real feature, and constitutes a lovely living and entertaining space, with access to the garden.

There are two well-proportioned bedrooms situated at the front of the property, with the master bedroom enjoying built-in wardrobes. There is also a sizeable bathroom.

Outside, there is a pretty garden featuring a mixture of paved and grassed area.

Viewing:

Strictly by appointment with Savills



Savills Chiswick
chiswick@savills.com
020 8987 5550
savills.co.uk

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Emlyn Road, W12

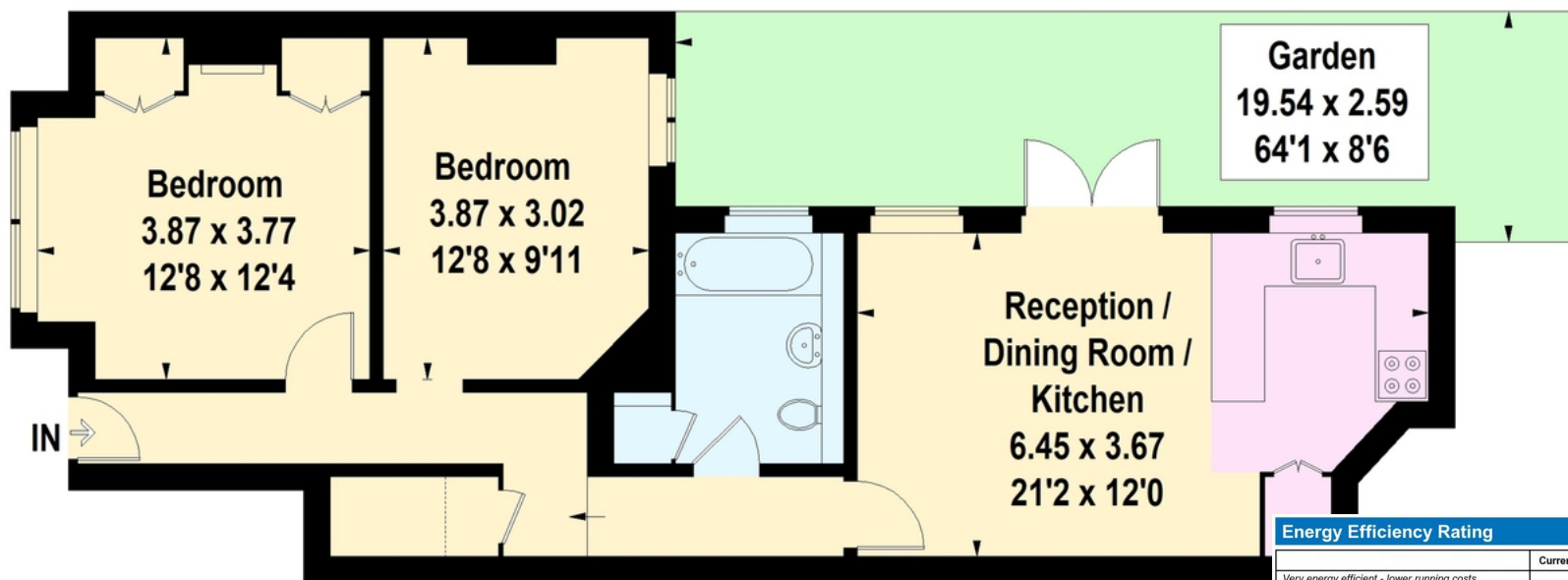
Approximate Gross Internal Area 66.3 sq m / 714 sq ft
(Including Reduced Headroom)

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(Excluding Reduced Headroom)

For identification only. Not to scale.

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 = Reduced headroom
below 1.5 m / 5'0"



Ground Floor

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		
	71	77
England, Scotland & Wales		
EU Directive 2002/91/EC		

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