



Beautifully presented with open-plan living space in an excellent location, close to Gunnersbury Station

Grange Road, London, W4

Guide Price £525,000 Freehold



Local Information

Grange Road is a pretty residential road situated enviably behind the High Road within easy reach of Chiswick Business Park and only moments from Gunnersbury tube station and Chiswick Park Tube stations. (District Line). This location offers easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

About this property

This recently refurbished flat offers quality and light throughout with two well-proportioned bedrooms and a modern bathroom.

The heart of the flat consists of an open-plan kitchen reception area, with significant natural light and designated space for kitchen, living and dining. The kitchen has recently been installed and boasts modern appliances and a breakfast bar.

The principle bedroom is generous, with access to the large loft space for additional storage. There is a further second bedroom, with integrated storage, and a recently renovated family bathroom.

This flat would be an excellent opportunity for a first time buyer or as an investment property.

Tenure

Leasehold (Lease Expiry)

Local Authority

London Borough Of Hounslow

Council Tax

Band = D

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chiswick Office.

Telephone: +44 (0) 20 8987 5550.

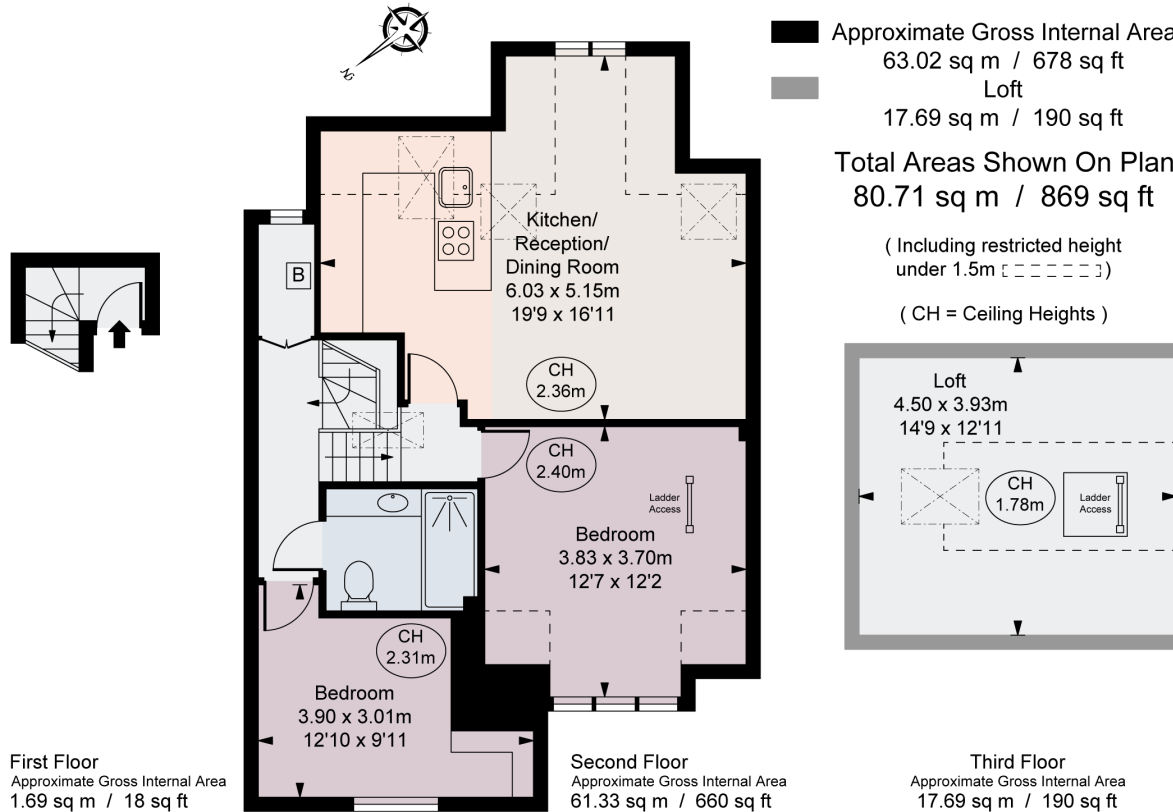





Grange Road, W4

■ Approximate Gross Internal Area
 63.02 sq m / 678 sq ft
 ■ Loft
 17.69 sq m / 190 sq ft
Total Areas Shown On Plan
80.71 sq m / 869 sq ft

(Including restricted height
 under 1.5m [-----])
 (CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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