



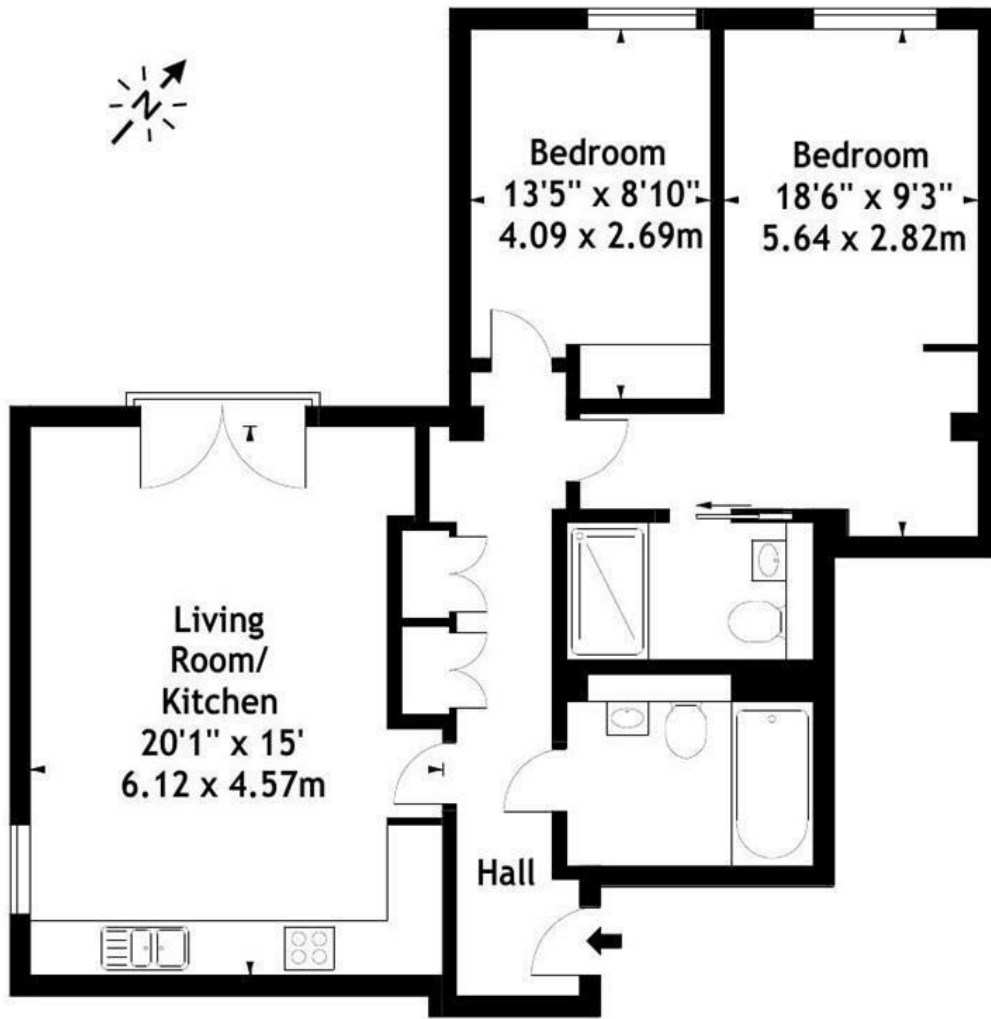
## Merlin House, Chiswick, W4 5UG

A spacious modern apartment in the heart of Chiswick close to numerous amenities. The property forms part of a boutique development of 15 apartments with the flat located on the first floor (with lift access). The accommodation is immaculately maintained throughout and comprises: a bright and spacious reception room, fully integrated open-plan kitchen, principal bedroom with luxury tiled ensuite with walk in shower, second double bedroom, spacious tiled family bathroom, extensive built-in storage, underfloor heating, oak flooring, video entry phone, automatic lift. Superb location, 2 minutes walk to Chiswick High Road's shops, cafes and restaurants and close to Chiswick Park and Turnham Green tube stations. Hounslow Council Band F, EPC-C. The flat is available furnished and available now.

**£2,650 Per Calendar Month**

- Lovely central location in the heart of Chiswick
- Two bed/two baths
- Spacious reception with open plan fully fitted kitchen
- Exceptionally maintained throughout
- Underfloor heating
- Extensive built in storage
- Luxury tiled family bathroom and additional en-suite
- Offered furnished
- Available immediately

Apartment 5  
Merlin House,  
Belmont Terrace, W4  
Approx. Gross Internal Area  
831 Sq Ft - 77.20 Sq M



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows & door openings are approximate. Whilst every care is taken in the preparation of  
this plan, please check all dimensions, shapes & compass bearings before making any  
decisions reliant upon them.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8747 8800

E-mail [lettings@whitmanandco.com](mailto:lettings@whitmanandco.com)

Website [www.whitmanandco.com](http://www.whitmanandco.com)

PrimeLocation.com

zoopla.co.uk

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