



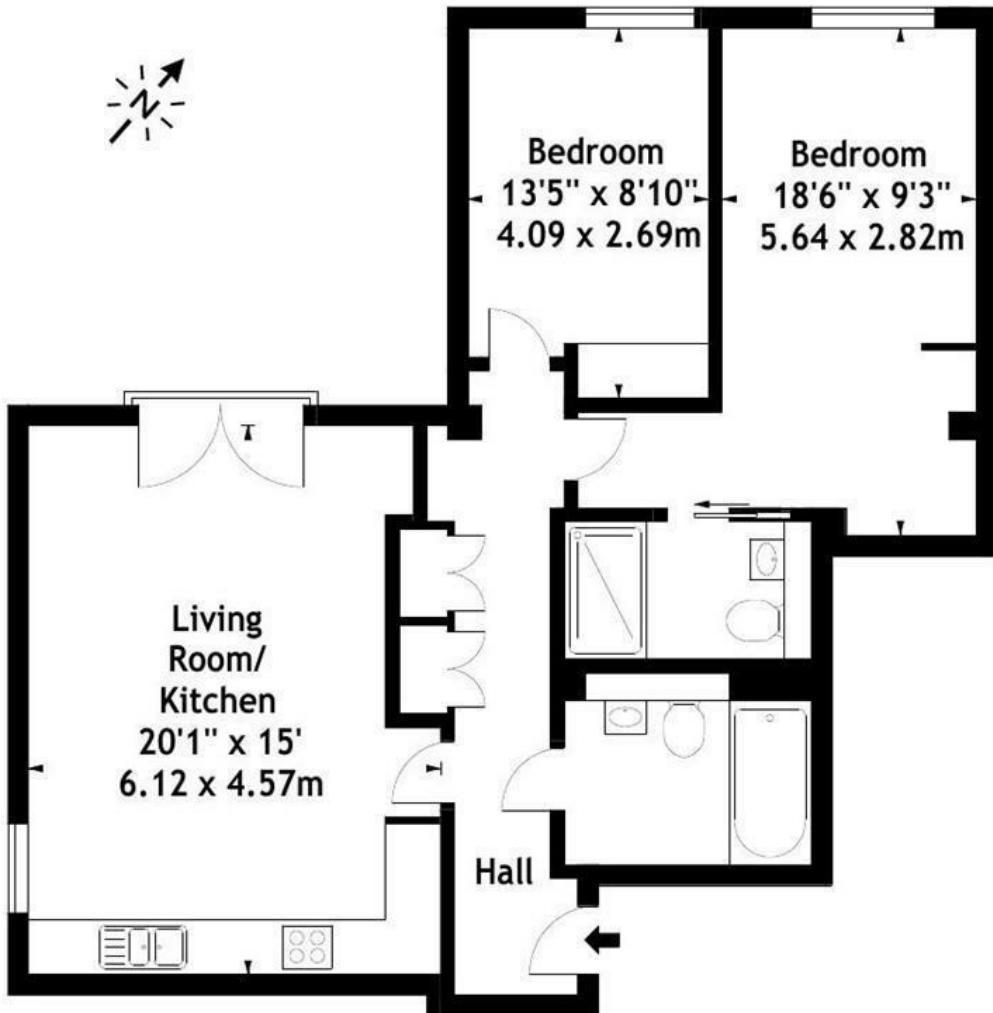
Merlin House, Chiswick, W4 5UG

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 build 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 ₂) Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ 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

Website www.whitmanandco.com