



Pleydell Avenue, W6 0XX

A newly refreshed modern one-bedroom garden flat, situated in close proximity to Chiswick High Road and Goldhawk Road. The accommodation provides: spacious reception/dining room with new double glazing fitted to the bay window, new carpets, kitchen with dining space, new tiled bathroom, master bedroom with fitted wardrobes leading to a large 63"6' private lawn garden with outside storage. Transport links include: Stamford Brook and Turnham Green tube stations, as well as numerous local bus routes. Hounslow Council Tax Band: D. EPC-D. The property is available now and is offered unfurnished.

£2,250 Per Month

- Popular residential location
- Great for transport links
- Newly refreshed including carpets
- Spacious reception/dining room
- Kitchen with dining space
- Spacious double bedroom
- Newly fitted tiled bathroom
- 63"6' Private garden with outside storage
- Available now
- Unfurnished

Pleydell Avenue, W6

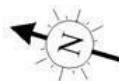
Approximate gross internal area

57.04 sq m / 614 sq ft
(Excluding Outside Storage)

Outside Storage

3.07 sq m / 33 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 plus) A		75
(81-91) B		62
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		1
(81-91) B		1
(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	

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