



## Netheravon Road, London, W4 2NB

A nicely presented one-bedroomed garden flat situated in the very popular residential road in the heart of Chiswick within a short walk of the extensive boutique shopping and restaurant facilities of Chiswick's main thoroughfare. The accommodation provides: large front living room, kitchen, rear large double bedroom, bathroom, under stairs storage, west facing rear garden, gas fired central heating, storage. Local transport links include both Turnham Green & Stamford brook tube stations, numerous local bus routes with convenient vehicular access via A4/M4 Central London, Heathrow & The West. Hounslow Council Band D. EPC-E. The property is available 1st April and offered unfurnished

- Lovely residential area
- Great for transport links
- Presented in nice condition
- Spacious reception room
- Large double bedroom
- Kitchen
- Bathroom
- West facing garden
- Side access
- Available 1st April, unfurnished

**£1,950 Per Calendar Month**

# Netheravon Road, W4

Approximate gross internal area

58.53 sq m / 630 sq ft

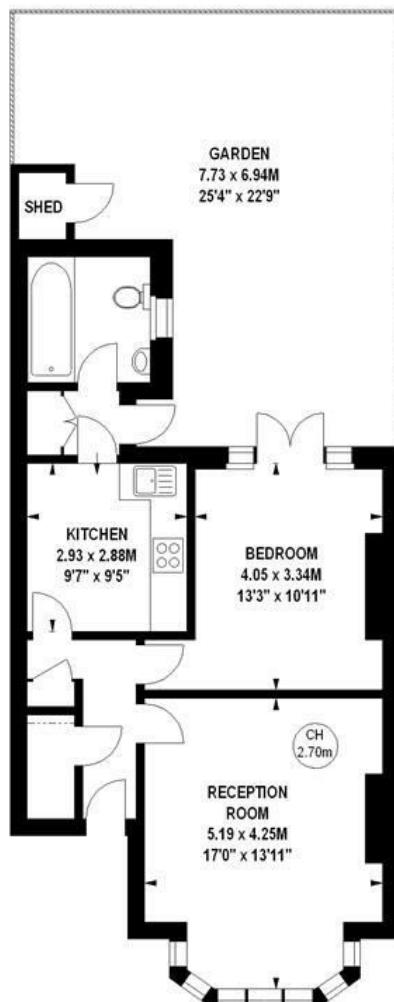
(Excluding Shed)

Shed

1.02 sq m / 11 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<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         | 74        |
| (55-68) D  |                         |           |
| (39-54) E  | 48                      |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| Not energy efficient - higher running costs                |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         | 42        |
| (1-20) G   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                |                         |           |
| <b>England &amp; Wales</b>   | EU Directive 2002/91/EC |           |

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