



## Speldhurst Road, London, W4 1BZ

A spacious and very nicely presented two bedroomed purpose built apartment, situated in this very popular residential area on the borders of Bedford Park. Within walking distance are the extensive boutique shopping and restaurant facilities of Chiswick's main high road. Accommodation provides: private front door and entrance area, spacious main reception room with large bay and further window to front, two bedrooms, bathroom, large fitted kitchen/dining room with dual aspect to side and rear gas fired central heating. Local transport links include Turnham Green tube station, numerous local bus routes and convenient vehicular access via A4/M4 to Central London, Heathrow and The West. The property is offered unfurnished and is available 3rd November. Ealing Council Tax Band E.

- Lovely residential location
- Great for transport links
- Very nicely presented
- Spacious living room
- Large kitchen/dining room
- Two bedrooms
- Bathroom
- Private entrance and hallway
- Gas fired central heating
- Unfurnished and available 3rd November

**£2,400 Per Calendar Month**

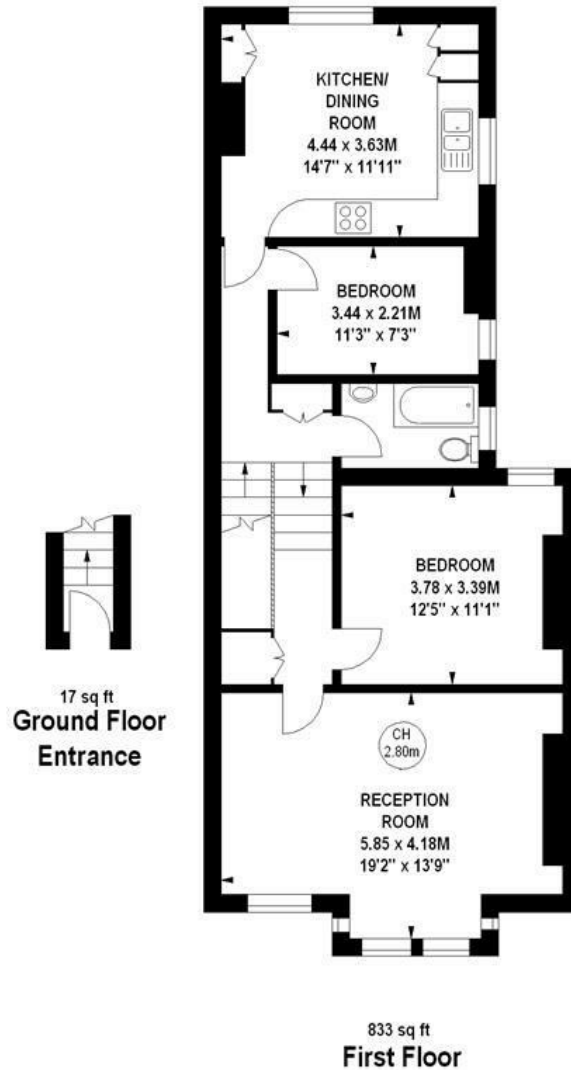
# Speldhurst Road, W4

Approximate gross internal area

78.97 sq m / 850 sq ft



Key :  
CH - Ceiling Height



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                                 |                         |           |
| (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 |           |

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