



## Edmunds House, London, W4 5HA

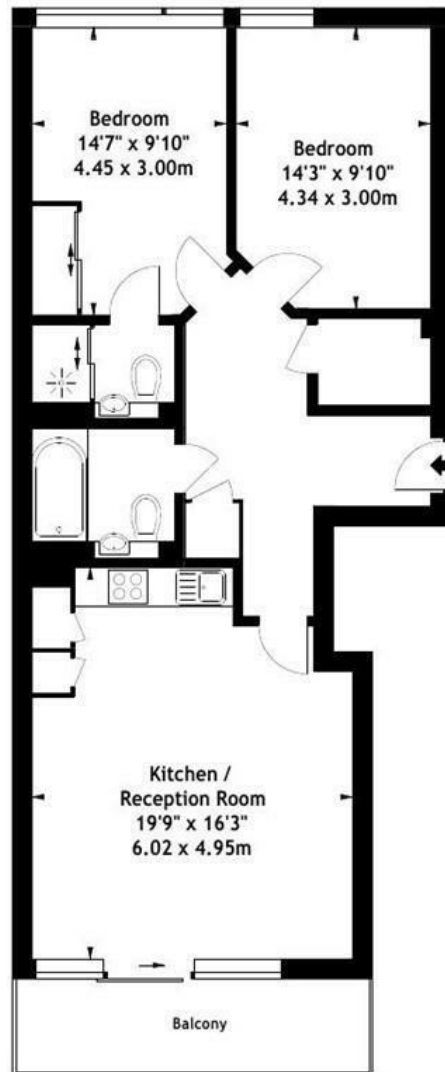
A spacious and immaculately presented two bedroom apartment situated within this prestigious recent development in this popular residential area just moments from Chiswick's main thoroughfare with its array of boutique shops, restaurants and supermarkets, located on the fifth floor affording panoramic view from the living room and terrace to The West. The accommodation provides two double bedrooms, luxury bathroom and further en-suite shower room, spacious open plan living room with galley style kitchen area, views to the West decked terrace, main entrance hall, lifts, reception with concierge, local transport links include Chiswick park tube station which is moments away, numerous local bus routes and convenient vehicular access via A4/M4 central London, Heathrow and the West. EPC B. Ealing Council Tax Band E. Furnished. The property is available 9th December.

- Within this modern development in the heart of Chiswick
- Great for transport links
- Purpose built spacious two bedroomed apartment
- Open plan living Room with modern galley style kitchen
- Doors from living room onto full width terrace with views
- Master bedroom with fitted wardrobes
- Further second double bedroom
- Luxury bathroom & ensuite shower room to master bedroom
- Entrance hall with utility cupboard
- Offered furnished and available 9th December

**£2,600 Per Calendar Month**

Edmund House,  
Colonial Drive, London, W4

Approx. Gross Internal Area  
851 Sq Ft - 79.08 Sq M



**Fifth Floor**

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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)



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