

Graham Road, London, W4 5DR

Guide Price £500,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Stunning split-level apartment
- Double-height reception room
- Galleried kitchen/breakfast room
- Two double bedrooms
- Quiet residential street
- No onward chain

Tenure - Leasehold + Share of freehold  
 Lease Length - TBC Years remaining  
 Ground rent - Peppercorn  
 Service Charge - TBC pa  
 Local Authority - Ealing  
 Council Tax - Band C

## THE PROPERTY

A light and airy newly decorated and carpeted split-level apartment with a double-height reception room and a galleried kitchen located on this quiet residential street a short walk from Chiswick High Road. The flat is immaculately presented throughout with the accommodation comprising two double bedrooms (both with fitted wardrobes), a full-width south-facing reception room with feature double-height ceiling and bay window, galleried fitted kitchen/breakfast room with views over the reception room, bathroom, and a share in the freehold. Graham Road is located within the catchment area of the Ofsted-rated 'Outstanding' Southfield Primary School and is close to Southfield Park and a number of local shops with Chiswick High Road's shops, cafes and restaurants also easily accessible. Transport links include South Acton (Overground), Chiswick Park and Turnham Green (tube) stations, local bus routes and the A4/M4 for routes in and out of London. No onward chain.

## Graham Road, W4

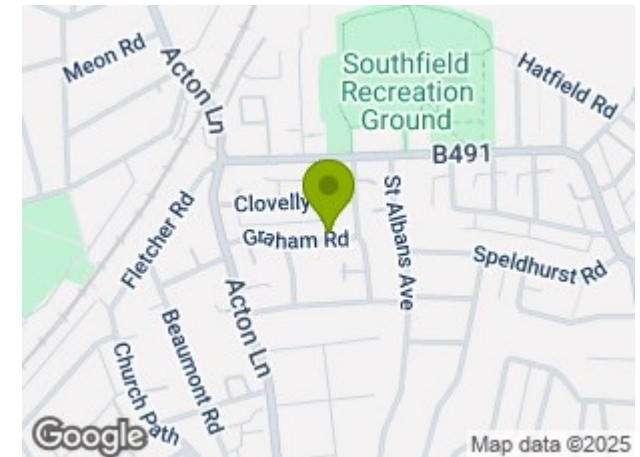
Approximate gross internal area  
**61.99 sq m / 667 sq ft**



Key :  
 CH - Ceiling Height

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

## SITUATION



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