



Colonial Drive, London, W4  
£850,000

**WHITMAN & CO.**

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A stunning 1,300sqft three bed/two bath apartment with a large south-facing balcony overlooking Gunnersbury Triangle nature reserve and centrally located close to the amenities of Chiswick High Road and Chiswick Business Park.

This modern apartment is positioned on the third floor and comprises a fabulous 22'5x20' open plan kitchen/reception room with floor-to-ceiling windows and doors, a master bedroom with extensive built-in storage and en-suite shower room, two further double bedrooms, main bathroom, a spacious entrance hall with separate cloakroom and utility/plant room, alongside a large covered private balcony with plenty of space for entertaining.

The property is accessible by lift, with secure door entry system and concierge service. Integrated ventilation and underfloor heating are installed throughout.

Edmunds House is exceptionally well-connected, located near Chiswick Park and Gunnersbury tube stations, as well as South Acton Overground station. It is also close to Turnham Green and Acton Town tube stations, with convenient access to Heathrow Airport via the A4 or the tube.

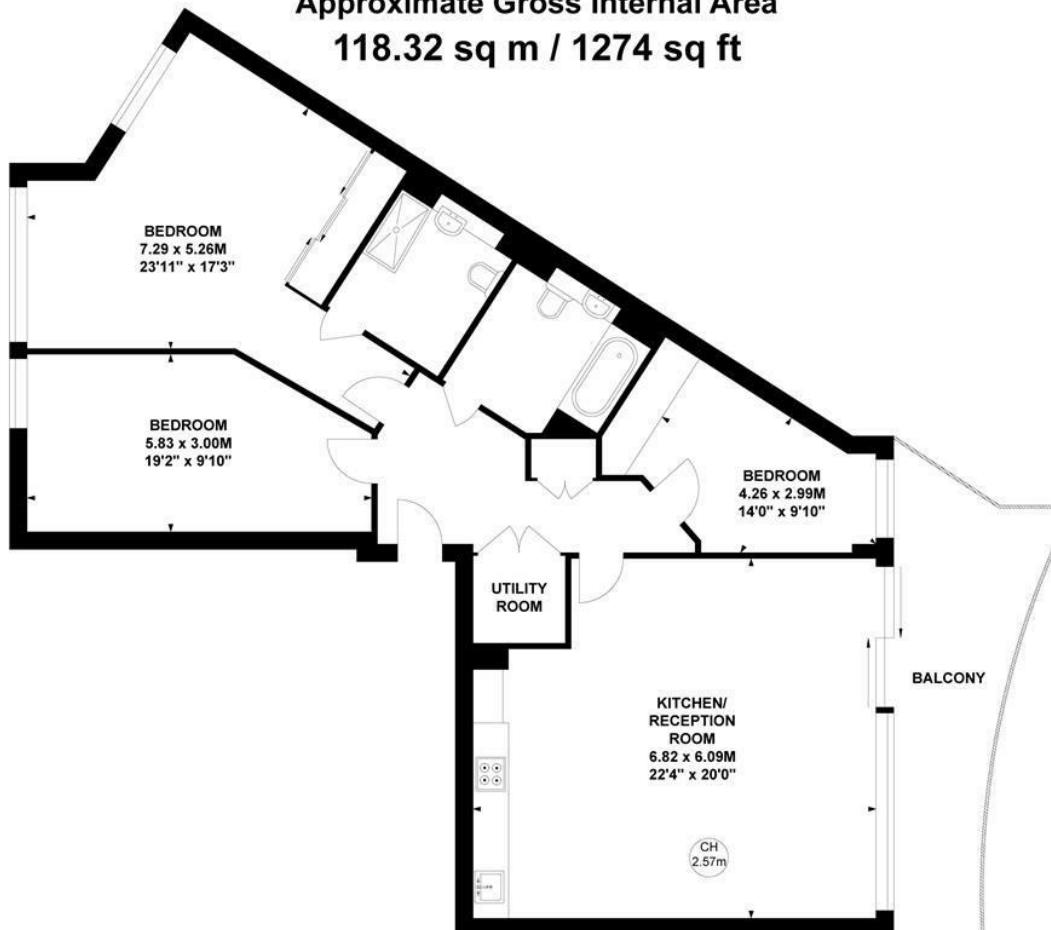


# Edmunds House, W4

Approximate Gross Internal Area

118.32 sq m / 1274 sq ft

Key :  
CH - Ceiling Height



## Third Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

- Stunning lateral apartment of 1300sqft

- Concierge, Avant secure entry system and lift access

- Super-fast fibre optic internet connection

- Large south facing covered balcony

- Integrated ventilation system and underfloor heating

- No onward chain

Tenure - Leasehold

Lease length - 985 Years remaining

Ground Rent - £650 pa

Service Charge - £7500 pa

Local authority - Ealing

Council tax - Band F

