



Florence Road, London, W4 5DP

Guide Price £499,950

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Split-level maisonette
- Spacious kitchen/dining/reception room
- Close to numerous amenities

- 892sqft of accommodation
- Potential to extend STPP (planning previously approved)
- No onward chain

Tenure - Leasehold with share in the freehold  
 Lease length -117 years remaining  
 Ground Rent - Peppercorn  
 Service Charge - £360 pa  
 Local authority - Ealing  
 Council tax - Band C

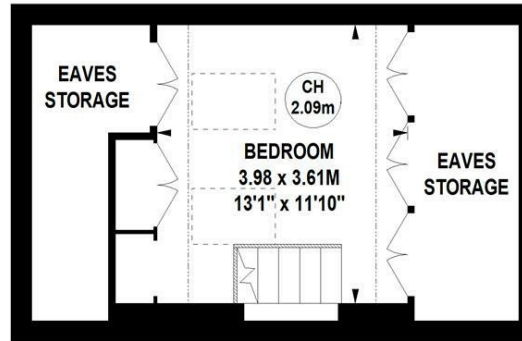
## THE PROPERTY

A bright and spacious split-level purpose-built apartment with a private entrance located on this quiet residential street within walking distance of Chiswick High Road's numerous amenities. The accommodation comprises a spacious dual-aspect kitchen/dining/reception room measuring 26'5x13'11, a double bedroom with vaulted ceiling, bathroom, loft bedroom, potential to significantly extend across the top of the house to add a roof terrace and additional bedroom or bathroom (planning previously approved - plans available on request), private entrance, share in the freehold. The flat is located 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 (Mildmay), Chiswick Park and Turnham Green (tube) stations, local bus routes and the A4/M4 for routes in and out of London. No onward chain.

## Florence Road, W4

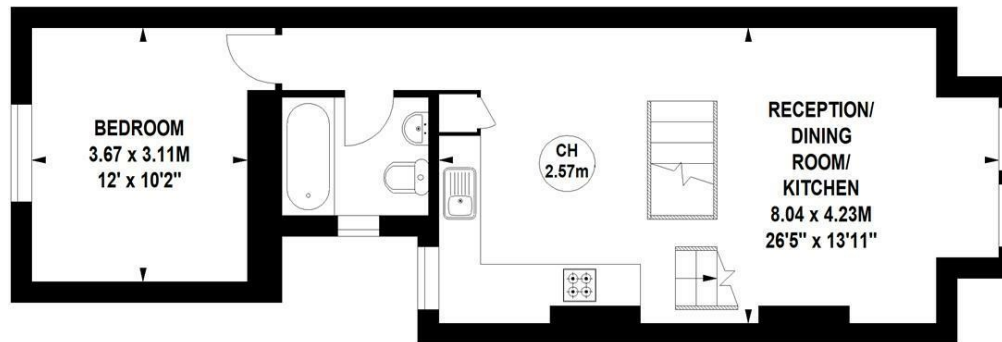
Approximate gross internal area

**82.87 sq m / 892 sq ft**  
 (Including Eaves Storage)  
**Eaves Storage**  
**11.98 sq m / 129 sq ft**



Second Floor

Key :  
 CH - Ceiling Height



Ground Floor  
 Entrance

First 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

## SITUATION



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