



Esmond Road, London, W4  
Guide Price £1,150,000

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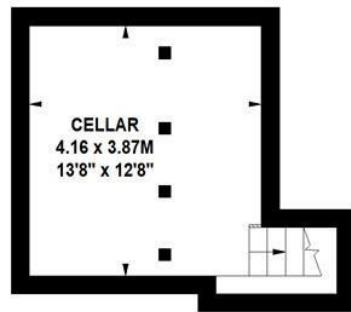
A rare opportunity to purchase a large period ground-floor garden flat on one of Chiswick's most sought-after roads in the Bedford Park conservation area. The flat has been sympathetically extended and refurbished to a very high standard and benefits from high ceilings and well-proportioned accommodation. Totalling 1239 sqft (including the cellar) the property comprises a 16'8" reception room, stunning kitchen/dining room which opens onto a good-sized private garden which is part decked and part astro turfed, lovely primary bedroom with bay window and high ceilings, two further bedrooms, bathroom with separate bath and walk-in shower, cellar and front garden. The flat is very well located for Chiswick High Road's shops, cafes and restaurants, along with the independent retailers on Turnham Green Terrace. Transport links include Turnham Green Station (5 min walk), local bus routes and the A4/M4 for routes in and out of London. No onward chain.



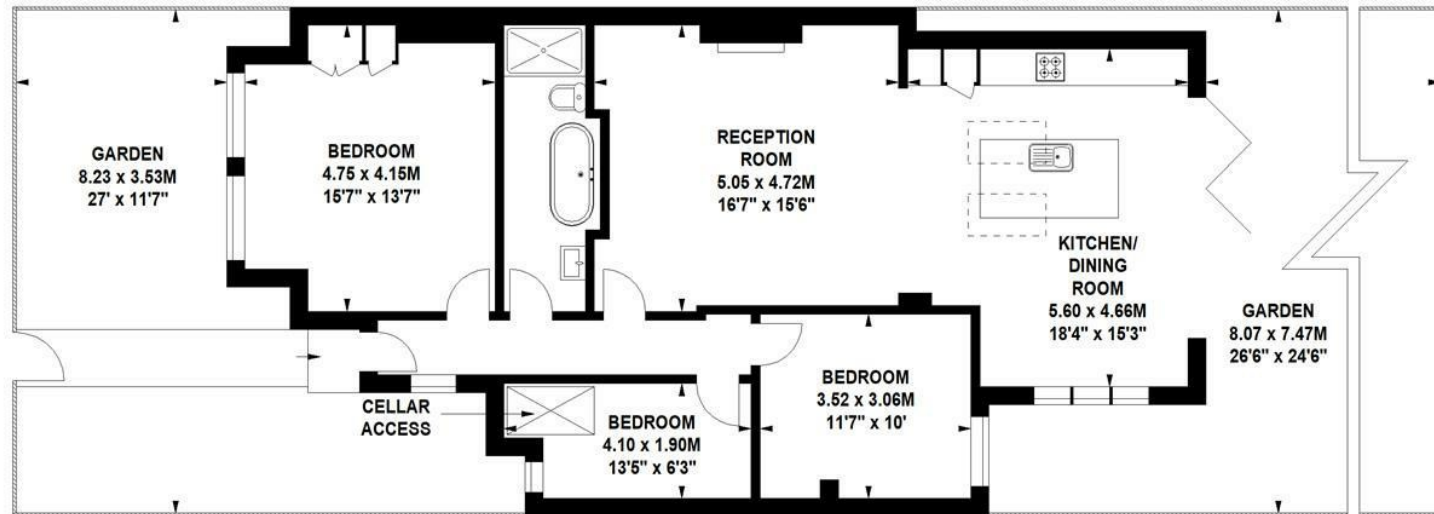
## Esmond Road, W4

Approximate gross internal area

115.10 sq m / 1239 sq ft



Lower Ground Floor



Ground 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

- Rare to market lateral apartment
- Private landscaped garden
- Sought after Bedford Park location

- 1239 sqft of accommodation
- Excellent living space
- No onward chain

Tenure - Leasehold with share of freehold  
Lease Length - 992 years remaining  
Ground rent - Peppercord  
Maintenance charge - £- PA  
Local Authority - Ealing  
Council Tax - Band E

