



Merlin House, London, W4 5UG

£450,000

WHITMAN & CO.

SALES · LETTINGS · COMMERCIAL

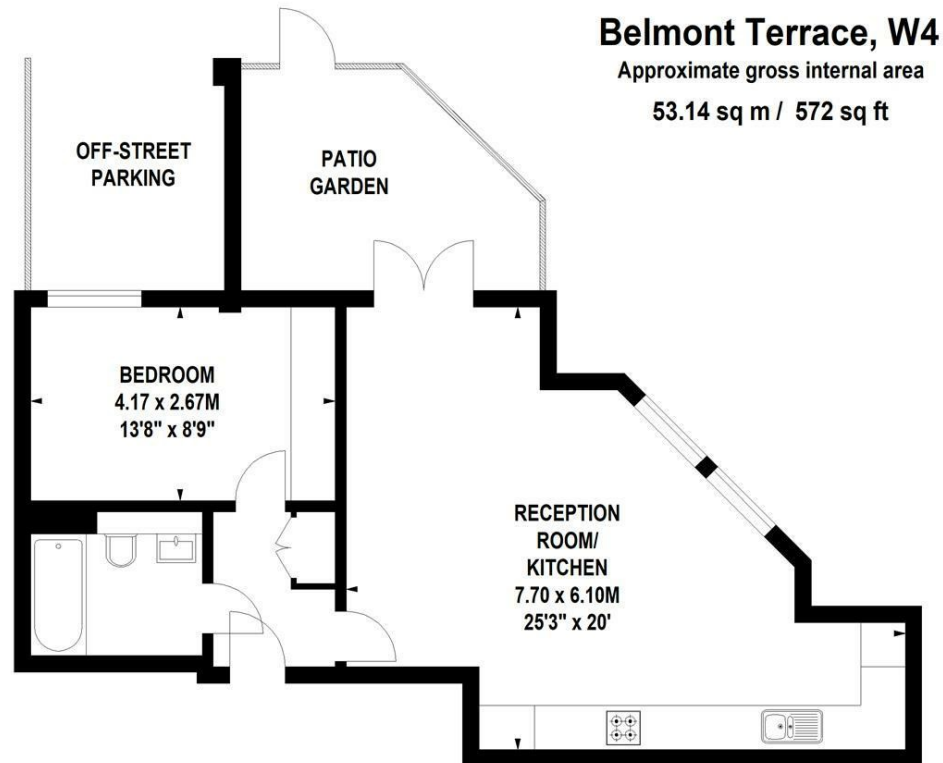
- Private patio
- Boutique development
- Sought after location

- Secure covered parking
- Hardwood floors with underfloor heating
- No chain

Tenure - Leasehold
 Lease Length - 142 years
 Ground Rent - £500 pa
 Service Charge - £1,495 pa
 Local Authority - Hounslow
 Council Tax - Band D

THE PROPERTY

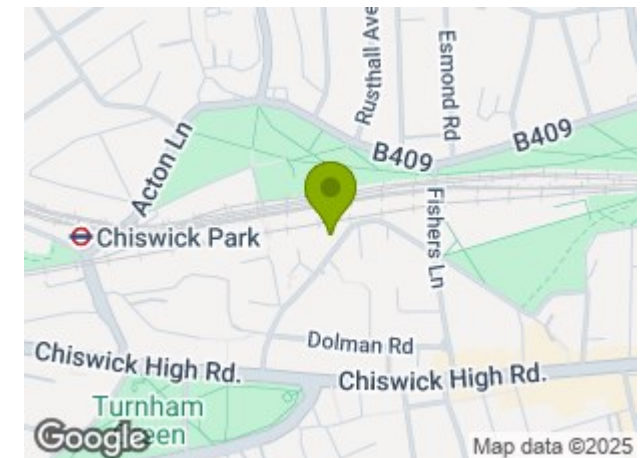
Set within a boutique development of only 15 apartments, this flat offers exceptional light combined with a private patio and secure covered parking. It features a double bedroom, a 25' reception room with French windows opening onto a private patio garden, a fully integrated kitchen, a luxury bathroom, extensive built-in storage, hardwood flooring with underfloor heating, gated parking, video entryphone, and an automatic lift. Ideally situated in this residential street running north of Chiswick High Road, it offers close proximity to numerous amenities and is within the Belmont School catchment area. No chain.



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

SITUATION



5-7 Turnham Green Terrace, Chiswick, London, W4 1RG

Tel 020 8747 8800

E-mail sales@whitmanandco.com

Website www.whitmanandco.com



MISREPRESENTATION ACT 1967

Whitman & Co. for themselves and for the vendors give notice that these particulars do not constitute any part of, an offer of contract. All statements contained in these particulars are made without responsibility on the part of Whitman & Co. or the vendor. None of the statements contained in these particulars is to be relied upon as statements or representations of facts. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Whitman & Co. or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to the property.