

Linden Gardens, London, W4 2EH

Guide Price £475,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Period conversion with private entrance
- Private walled west facing garden
- Lovely central location
- Living room with doors to garden
- Large double bedroom
- No onward chain

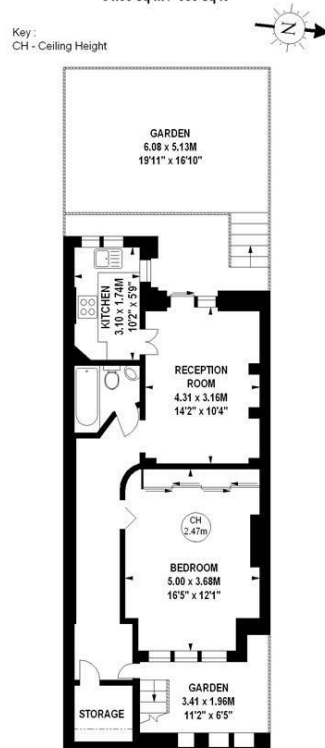
Tenure - Leasehold  
 Lease length - 124 Years remaining  
 Ground Rent - Peppercorn  
 Service Charge - £500 pa  
 Local authority - Hounslow  
 Council tax - Band D

## THE PROPERTY

A rarely available period conversion flat with a private walled west-facing garden and its own separate entrance located on this super street in the very heart of Chiswick close all amenities. The well-presented accommodation comprises a large double bedroom with fitted wardrobes, a spacious entrance hall with an understairs storage area, a reception room with French doors onto the garden, a fitted kitchen and a private west-facing garden. The flat is in a superb location just off the High Road close to numerous shops, cafes and restaurants. Transport links include Turnham Green station, local bus routes and the A4/M4 for routes in and out of London. No onward chain.

### Linden Gardens, W4

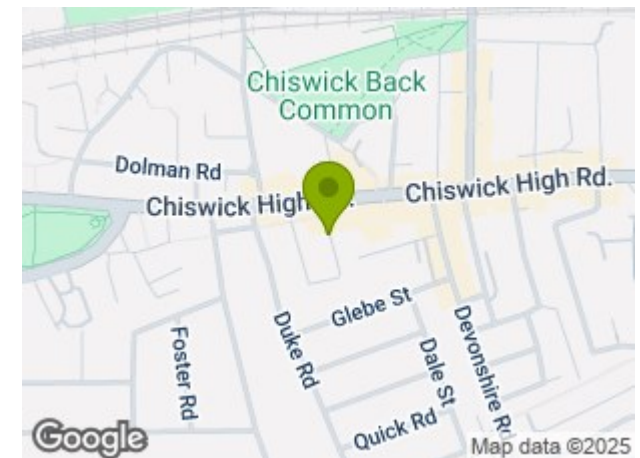
Approximate gross internal area  
 54.35 sq m / 585 sq ft



#### Lower Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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## SITUATION



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