



Linden Gardens, London, W4 2EG

Guide Price £799,950

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- 1205 sqft split-level apartment
- Excellent proportions throughout
- Central location close to numerous amenities
- South facing roof terrace
- 21'7 Reception room
- No onward chain

Tenure - Leasehold with Share in the Freehold  
 Lease length - 86 Years remaining  
 Ground rent - Peppercorn  
 Maintenance charge - 1/3 of outgoings  
 Local authority - Hounslow  
 Council Tax - Band D

## THE PROPERTY

An exceptionally spacious (1205 sqft) split-level apartment with a private entrance and open aspect south-facing roof terrace located just off Chiswick High Road in the heart of Chiswick. The flat offers excellent proportions throughout with the accommodation comprising a 21'7 south facing reception room, 19'4 full-width kitchen/dining room, two double bedrooms, lovely south-facing roof terrace with far-reaching views, two bathrooms, entrance hall, eaves storage and a share in the freehold. 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.

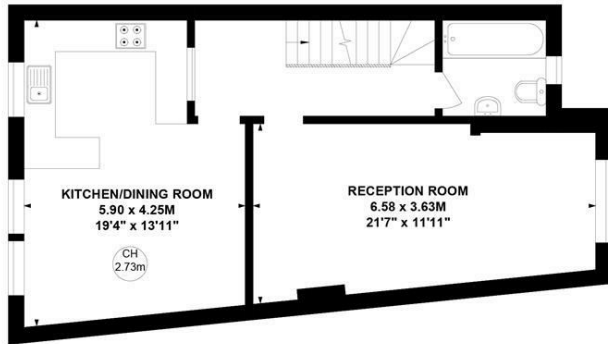
## Lindens Gardens, W4

Approximate Gross Internal Area  
**112.01 sq m / 1205 sq ft**  
 (Including Eaves)  
**Eaves**  
**10.82 sq m / 116sq ft**

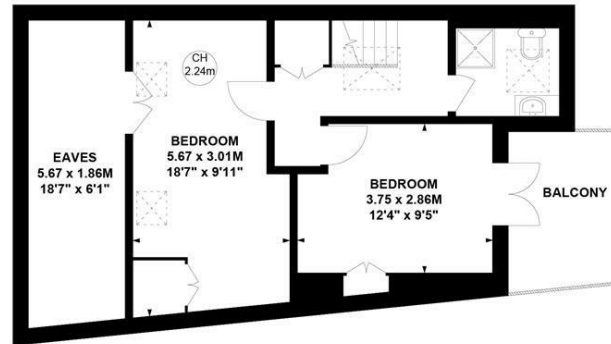
Key :  
 CH - Ceiling Height



Ground Floor



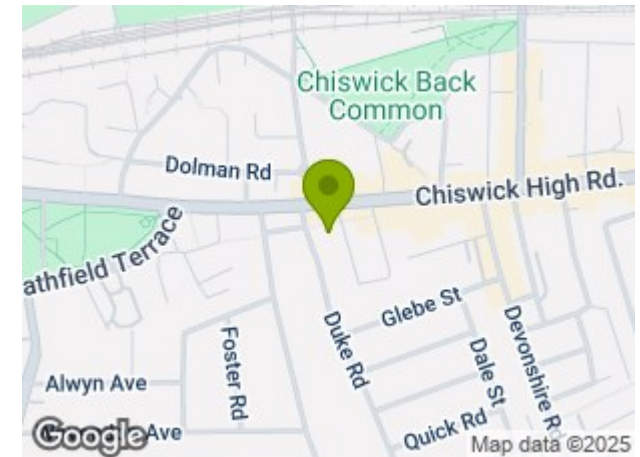
First Floor



Second 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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