



Florence Road, London, W4 5DP  
Guide Price £425,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL



- Reception room with bay window
- Private garden with side access
- Kitchen/breakfast room
- Double bedroom with doors to the garden
- Close to shops, restaurants and bars on Chiswick High Road
- No onward chain

Tenure - Leasehold  
 Lease Length - 125 Years Remaining  
 Ground Rent - £50 pa  
 Service Charge - £850 pa  
 Local Authority - Ealing  
 Council Tax - Band D

## THE PROPERTY

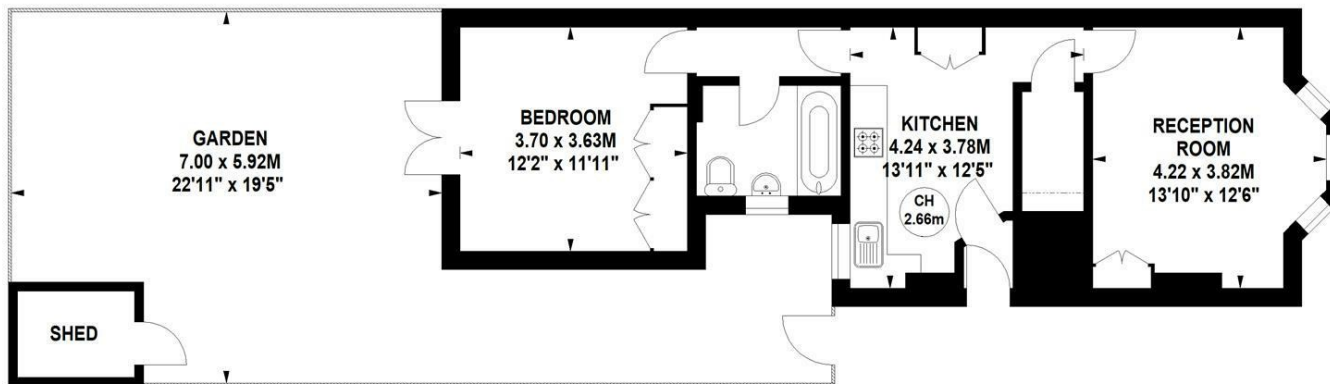
A spacious one double bedroom ground floor garden flat ideally located in this quiet residential area offering close proximity to numerous amenities. The accommodation comprises a double bedroom with French windows on to the garden, 13'10 front reception room with bay window, 13'11 kitchen/breakfast room, white bathroom suite, private garden with side access as well as a new 125 years lease. Ideally situated in this tree-lined residential street offering close proximity to Turnham Green and South Acton stations, numerous bus routes and the extensive shops, bars and restaurants on Chiswick High Road. No Chain.

### Florence Road, W4

Approximate gross internal area

50.35 sq m / 542 sq ft

Key :  
 CH - Ceiling Height



### 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



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