



Merlin House, London, W4 5UG

£450,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

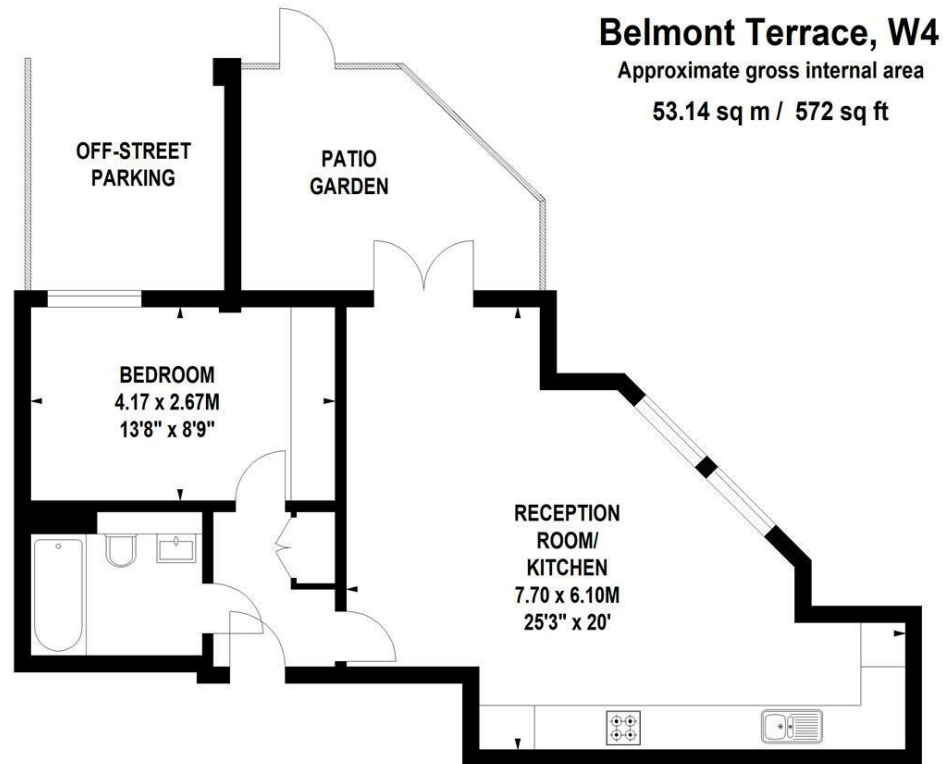
- Private patio
- Boutique development
- Sought after location

- 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

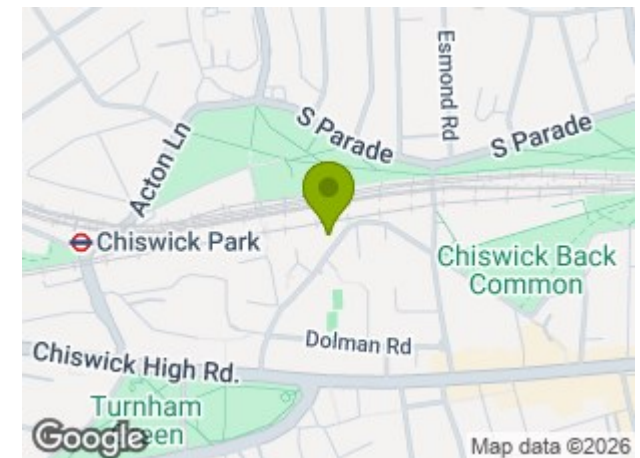
Set within a boutique development of only 15 apartments, this flat offers exceptional light combined with a private patio and secure covered parking. It features a double bedroom, a 25' reception room with French windows opening onto a private patio garden, a fully integrated kitchen, a luxury bathroom, 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



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