

Annandale Road, London, W4 2HE

Guide Price £799,950

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL



- Centrally located maisonette
- 23'4 x 15' L-shaped kitchen/reception room
- Two double beds + a loft room
- Private west-facing roof terrace
- Close to 1200 sqft of accommodation
- No onward chain

Tenure - Leasehold with a Share of the Freehold  
 Lease length - 115 Years remaining  
 Ground Rent - Peppercorn  
 Service Charge - £469 pa  
 Local authority - Hounslow  
 Council tax - Band E

## THE PROPERTY

A newly refurbished, split-level maisonette offering close to 1200 sqft of accommodation and a private west-facing roof terrace, situated on this centrally located residential street running south off Chiswick High Road. The flat is immaculately presented throughout and comprises a stunning 23'4 x 15' L-shaped kitchen/reception room with bespoke fitted kitchen and 2.92m high ceilings, two generous double bedrooms, a west-facing roof terrace, a luxurious bathroom, a loft room/study and eaves storage. Annandale Road runs south of Chiswick High Road and is within a couple of minutes' walk from the shops, cafes and restaurants. Transport links include Turnham Green station (5-minute walk), local bus routes and the A4/M4 for routes in and out of London. No onward chain.

## SITUATION



## Annandale Road, W4

Approximate gross internal area

108.50 sq m / 1168 sq ft

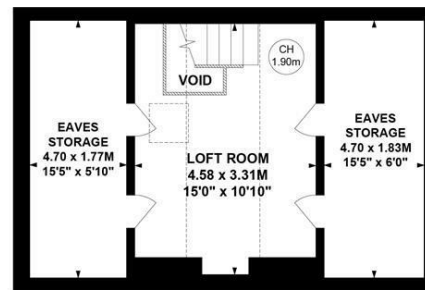
(Including Eaves Storage)

Eaves Storage : 16.92 sq m / 182 sq ft

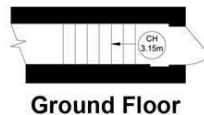
Key :  
CH - Ceiling Height



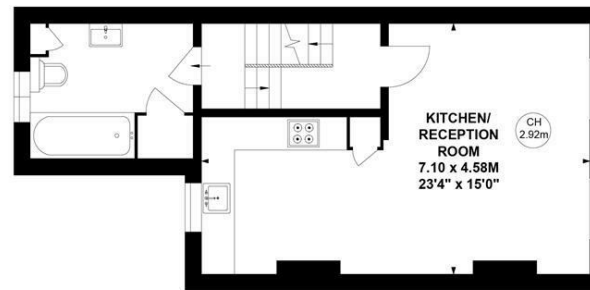
Second Floor



Third Floor



Ground Floor



First 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