



Florence Road, London, W4 5DP

Guide Price £499,950

WHITMAN & CO.

SALES · LETTINGS · COMMERCIAL

- Split-level maisonette
- Spacious kitchen/dining/reception room
- Close to numerous amenities

- 892sqft of accommodation
- Potential to extend STPP (planning previously approved)
- No onward chain

Tenure - Leasehold with share in the freehold
 Lease length -117 years remaining
 Ground Rent - Peppercorn
 Service Charge - £360 pa
 Local authority - Ealing
 Council tax - Band C

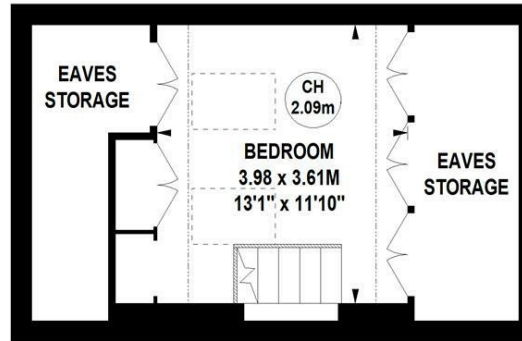
THE PROPERTY

A bright and spacious split-level purpose-built apartment with a private entrance located on this quiet residential street within walking distance of Chiswick High Road's numerous amenities. The accommodation comprises a spacious dual-aspect kitchen/dining/reception room measuring 26'5x13'11, a double bedroom with vaulted ceiling, bathroom, loft bedroom, potential to significantly extend across the top of the house to add a roof terrace and additional bedroom or bathroom (planning previously approved - plans available on request), private entrance, share in the freehold. The flat is located close to Southfield Park and a number of local shops with Chiswick High Road's shops, cafes and restaurants also easily accessible. Transport links include South Acton (Mildmay), Chiswick Park and Turnham Green (tube) stations, local bus routes and the A4/M4 for routes in and out of London. No onward chain.

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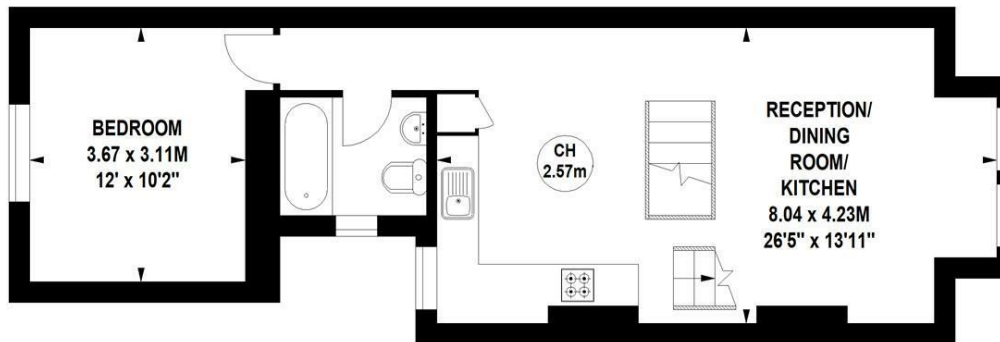
Approximate gross internal area

82.87 sq m / 892 sq ft
(Including Eaves Storage)
Eaves Storage
11.98 sq m / 129 sq ft



Second Floor

Key :
 CH - Ceiling Height



First Floor

Ground Floor
 Entrance

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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