



Belmont Terrace, London, W4  
Guide Price £750,000

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An immaculately presented light-filled two-bed/two-bath apartment offering excellent proportions and lovely views over the surrounding area, located moments from Chiswick High Road and Turnham Green station. The property forms part of a boutique development of 15 apartments with lift access to all floors and secure gated parking. The accommodation comprises a spacious reception room spanning 21'4x15'1 with an open plan fully fitted kitchen with granite worktops, a principal bedroom with fitted wardrobes and ensuite shower room, a second double bedroom with fitted wardrobes, a main bathroom, a spacious entrance hall with utility cupboard and storage, and a gated off-street parking space with additional area behind which can fit an additional vehicle. The flat has a 993 year lease and a share in the freehold. Merlin House is situated opposite the highly regarded Belmont Primary School, with Chiswick High Road's extensive facilities just a couple of minutes' walk away. Transport links include Turnham Green and Chiswick Park stations, local bus routes and the A4/M4 for routes in and out of London. No onward chain.



# Merlin House, W4

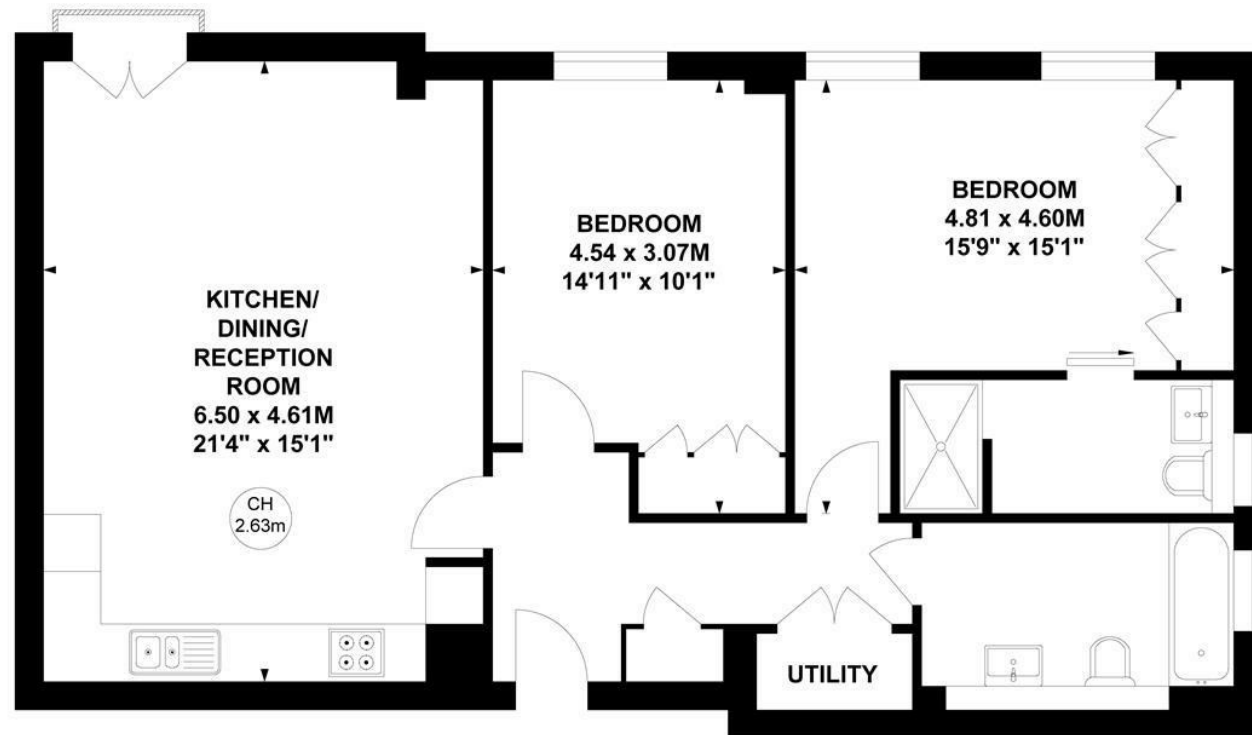
Approximate Gross Internal Area

80.86 sq m / 870 sq ft

Key :  
CH - Ceiling Height



(Not Shown in Actual Location/Orientation)



## 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

- Boutique development in central Chiswick
- Far reaching views over rooftops
- Secure gated off street parking

- 870 Sqft of accommodation
- Two beds/Two baths
- No onward chain

Tenure - Leasehold + share of freehold  
Lease Length - 993 years  
Ground Rent - Peppercorn  
Service Charge - £2386 pa  
Local Authority - Hounslow  
Council Tax - Band F

