



Church Path, London, W4 5BJ  
Offers In Excess Of £450,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Ground floor period conversion flat
- Kitchen/breakfast room
- Excellent transport links and access to amenities
- Private courtyard garden
- Stunning 14'6 x 13'8 reception room
- No onward chain

Tenure - Leasehold with share of freehold  
 Lease Length - 999 Years remaining  
 Ground rent - Peppercorn  
 Service Charge - £1200 pa  
 Local Authority - Ealing  
 Council Tax - Band D

## THE PROPERTY

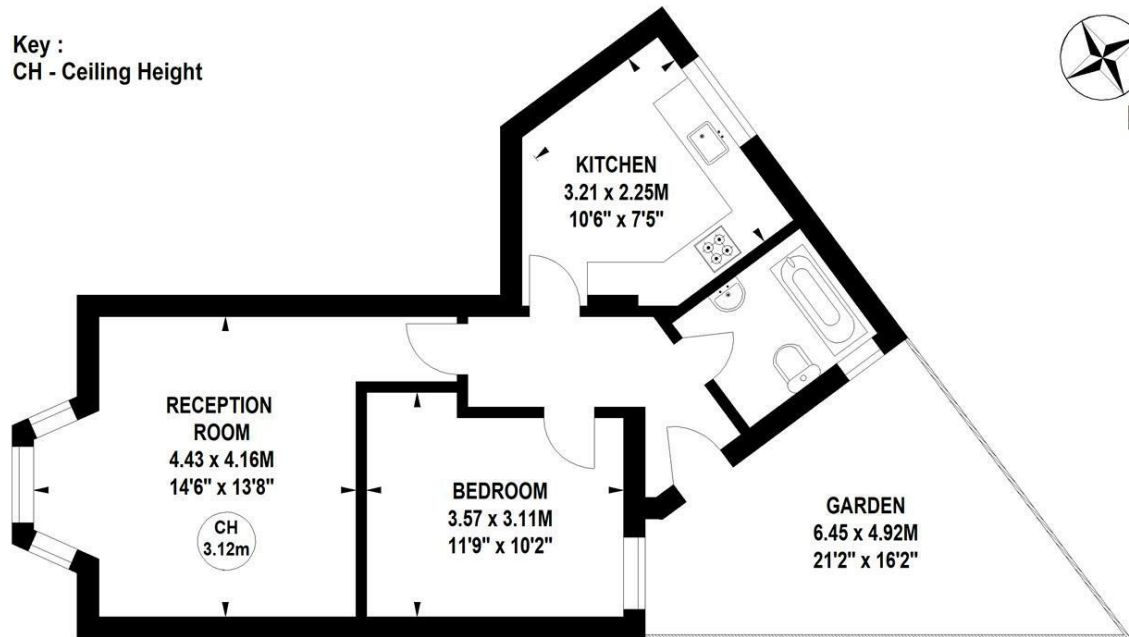
A charming ground-floor apartment with the benefit of a private courtyard garden situated in this very popular residential area close to Chiswick High Road and with excellent transport links. The accommodation comprises a stunning 14'6 x 13'8 reception room with 3.1m high ceilings and custom made floor to ceiling bookshelves, a feature bay sash window with plantation shutters and window seating/storage, a fitted bespoke kitchen/breakfast room, a double bedroom overlooking the garden, a modern bathroom, central hallway, an excellent amount of storage, and a private 21'2 x 16'2 courtyard garden which provides secluded and secure access to the flat. The flat is a short walk to local pubs, restaurants, parks and Chiswick High Road's extensive amenities. Local transport links include both Chiswick Park and Turnham Green tube stations, South Acton overground station, local bus routes and convenient vehicular access via the A4/M4 to central London, Heathrow and the West. No onward chain.

## Church Path, W4

Approximate gross internal area

48.31 sq m / 520 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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