



Cornwall Grove, London, W4 2LB

Guide Price £495,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

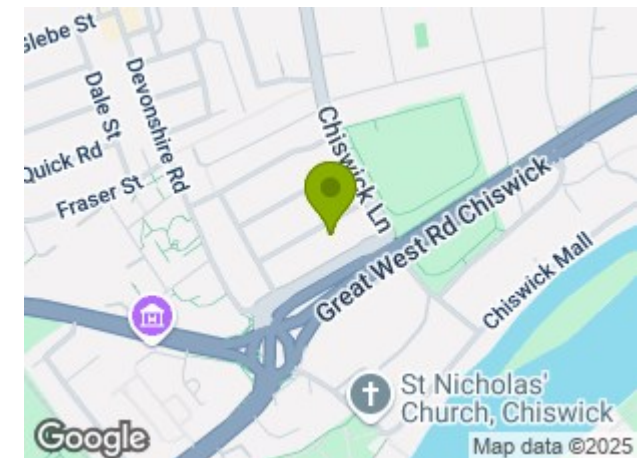
- Ground floor period conversion
- Kitchen/breakfast room
- Close to numerous amenities
- Spacious reception room with bay window
- Private south facing garden
- No onward chain

Tenure - Leasehold with Share of Freehold  
 Lease length - 989 years remaining  
 Ground Rent - Peppercorn  
 Service Charge - £600 pa  
 Local Authority - Hounslow  
 Council Tax - Band D

## THE PROPERTY

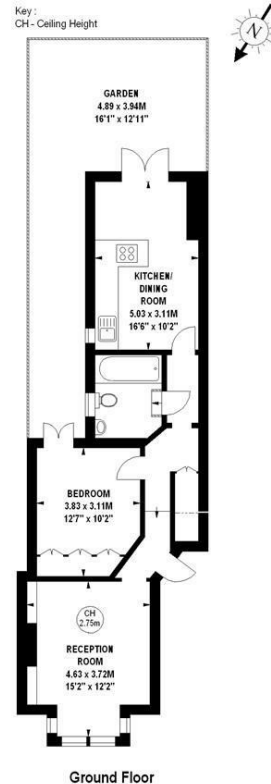
A ground floor period garden flat situated in this very popular residential road within walking distance of The River and Chiswick High Road with its array of boutique shops, restaurants and bars. The accommodation comprises an entrance hall with understairs storage, spacious main reception room with bay window, feature fireplace and custom-built storage cupboards, double bedroom with custom-built wardrobes and door leading to outside, full bathroom, kitchen/breakfast room with French doors opening onto a private south facing paved rear garden. Local transport links include both Turnham Green and Stamford Brook tube stations, numerous local bus routes with convenient vehicular access via A4/M4 to Central London, Heathrow and The West. No onward chain.

## SITUATION



### Cornwall Grove, W4

Approximate gross internal area  
 57.69 sq m / 621sq ft



The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out your own commission your own inspection of the property.  
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