



Colonial Drive, London, W4 5HA

Guide Price £470,000

WHITMAN & CO.

SALES · LETTINGS · COMMERCIAL

- Fabulous fourth floor apartment with far reaching views
- 22' Reception room with open plan kitchen
- Superb central location
- Large south facing balcony
- Lift access and concierge
- No onward chain

Tenure - Leasehold
 Lease Length - 988 years remaining
 Ground Rent - £517 pa
 Service Charge - £3800 pa
 Local Authority - Ealing
 Council Tax - Band D

Edmunds House, W4

Approximate gross internal area

54.53 sq m / 587 sq ft

Key :
 CH - Ceiling Height



Fourth 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

THE PROPERTY

A fabulous fourth-floor apartment with a large south-facing balcony with wonderful views over Gunnersbury Triangle Nature Reserve and beyond, ideally located in a central position offering close proximity to numerous amenities. The property benefits from excellent natural light and well-proportioned rooms with the accommodation comprising a spacious double bedroom with fitted wardrobes and floor-to-ceiling windows, a 22' reception room with wood floors, a fully integrated open plan kitchen area and doors onto the 25' south-facing balcony, a luxurious bathroom and an entrance hallway with a utility cupboard and storage. The development benefits from a concierge and lift access to all floors. Edmunds House is in a superb central location close to Chiswick Park station, Chiswick Business Park, and the extensive range of shops, bars, and restaurants on Chiswick High Road. Offered for sale with no onward chain.

SITUATION



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