



andrew nunn  
ASSOCIATES

ASKING PRICE

£425,000

Wellesley Road

London, W4 4BN

## PROPERTY SUMMARY

A fabulous two bedroom apartment situated on the raised ground floor of this purpose built development enjoying a southerly aspect overlooking the well maintained communal gardens. This well presented property comprises of an open plan reception room/kitchen complete with breakfast bar and appliances to include a dishwasher, full size fridge/freezer, oven, induction hob and microwave; two double bedrooms both with storage; a contemporary bathroom with a shower over the bath; and hall with storage. Outside are attractive communal gardens, a useful storage cupboard and lock up single garage approached via the Wellesley Road drive.

The property is held on a long lease , 956 years unexpired and has a share in the freehold.

The property is a very short walk to Gunnersbury train station (District Line & Overground), is close to both Chiswick High Road and Chiswick Park tube station (District Line) and there is also easy access to A4/M4.

2



1



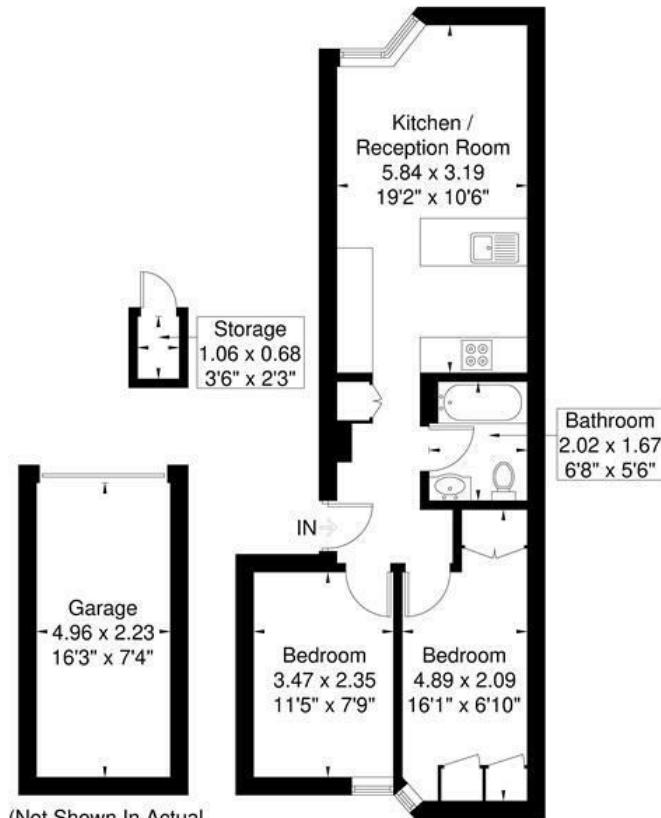
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## Heston House

Approximate Gross Internal Area = 45.2 sq m / 486 sq ft  
 Garage = 11.1 sq m / 119 sq ft  
 Store = 0.7 sq m / 7 sq ft  
 Total = 57 sq m / 612 sq ft



(Not Shown In Actual Location / Orientation) **Raised Ground Floor**

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.  
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### LOCAL AUTHORITY

Hounslow

### TENURE

Leasehold - Share of Freehold

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



#### OFFICE ADDRESS

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#### OFFICE DETAILS

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