



andrew nunn  
ASSOCIATES

ASKING PRICE

**£350,000**

**Fauconberg Road**

Chiswick, W4 3JU

## PROPERTY SUMMARY

A lovely one bedroom first floor flat, situated on Fauconberg Road in the Grove Park area of Chiswick and being only a short walk from Chiswick House and Grounds and the river Thames. The immediate area is also well served by a range of local shops in Fauconberg Parade including the Grove Park deli, Yuppas Thai restaurant, Budgens convenience store and the Copper Cow bar.

The flat is offered in excellent condition throughout and comprises hall, sitting room, fully fitted kitchen, large double bedroom with bay window and bathroom. Outside is the communal garden. Long lease, share of freehold and no upward chain.

The A4/M4 are nearby giving easy vehicular access to Heathrow and central London.

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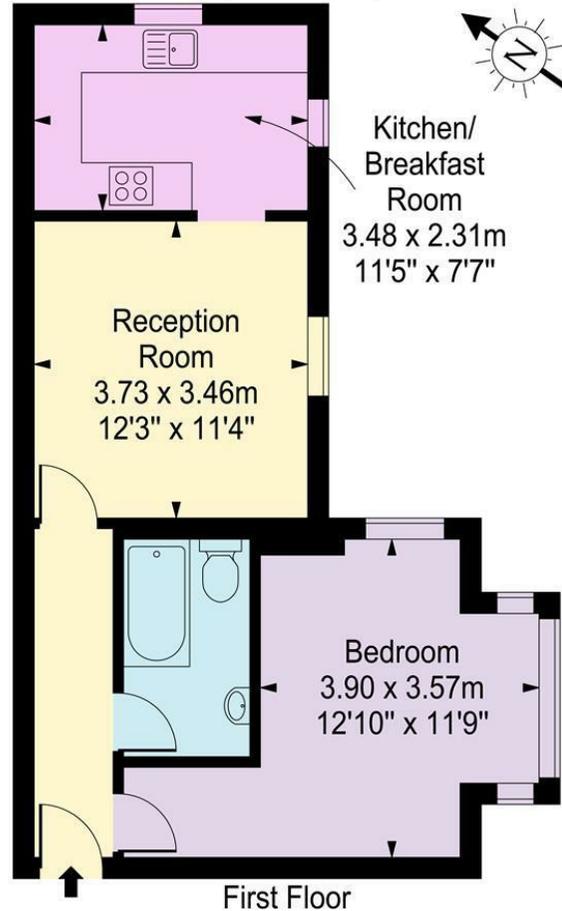
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# Fauconberg Road

Approx. Gross Internal Area  
46 Sq M - 497 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.  
Floor plan by [www.frameworkphotos.co.uk](http://www.frameworkphotos.co.uk)

## LOCAL AUTHORITY

## TENURE

Leasehold - Share of Freehold

## COUNCIL TAX BAND

D

## 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>		
(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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