



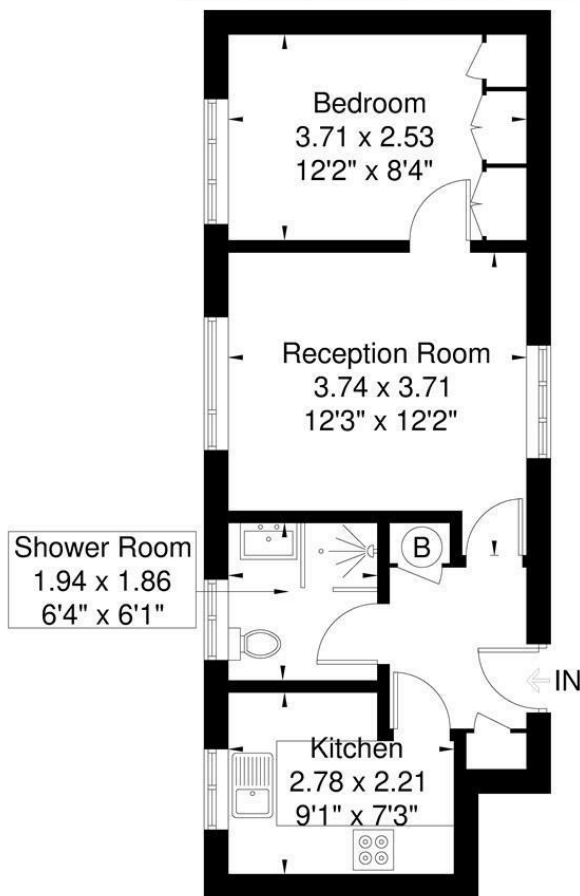
andrew nunn  
ASSOCIATES



£319,950  
Cavendish House  
London, W4 3TD

## Cavendish House

Approximate Gross Internal Area = 37.3 sq m / 401 sq ft



### Second 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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A beautifully presented and recently refurbished one bedroom second floor apartment in this private block in the heart of Grove Park, overlooking the University playing fields and only moments from Chiswick Mainline Station. Cavendish House is a small residential block comprising only nine flats and the property, an ideal first time buy, is offered in excellent condition throughout. Communal entrance hall, entryphone system, and stairs to second floor; hall with storage cupboard, sitting room enjoying a dual aspect, recently refitted kitchen with built in appliances, spacious shower room and double bedroom with full width range of built in wardrobes. The area is well served with its local amenities and facilities with the River Thames and the Esporta Health club being a stones throw along with Dukes meadow Golf and Tennis Centre and the Chiswick Mainline station. Long lease. It is understood the leaseholder has been offered a new lease with share of freehold for no premium once the last new built flat has been sold.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	56	73
England & Wales		
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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