



andrew nunn  
ASSOCIATES

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andrew nunn  
RESIDENTIAL

020 8995  
andrewnunnassociates

for sale

2 BED  
FIRST FLOOR  
MAISONNETT

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£595,000  
Saville Road  
Chiswick, W4 5HQ

## PROPERTY SUMMARY

A well presented two bedroom split level maisonette in this convenient and popular residential road only a short distance from the Chiswick High Road and Turnham Green Terrace. The property benefits from a new kitchen, has recently been redecorated and benefits new flooring. With its own front door the accommodation comprises; hall with large walk in utility cupboard, sitting room with fireplace and enjoying and south facing aspect, fully fitted newly installed kitchen with built in appliances, two double bedrooms and bathroom.

The property is held on a long lease and share of freehold.

Chiswick High Road and Turnham Green Terrace are only a short walk away as are Chiswick Park tube station and the terminus for the 94 bus offering a frequent service to Piccadilly Circus via Notting Hill.

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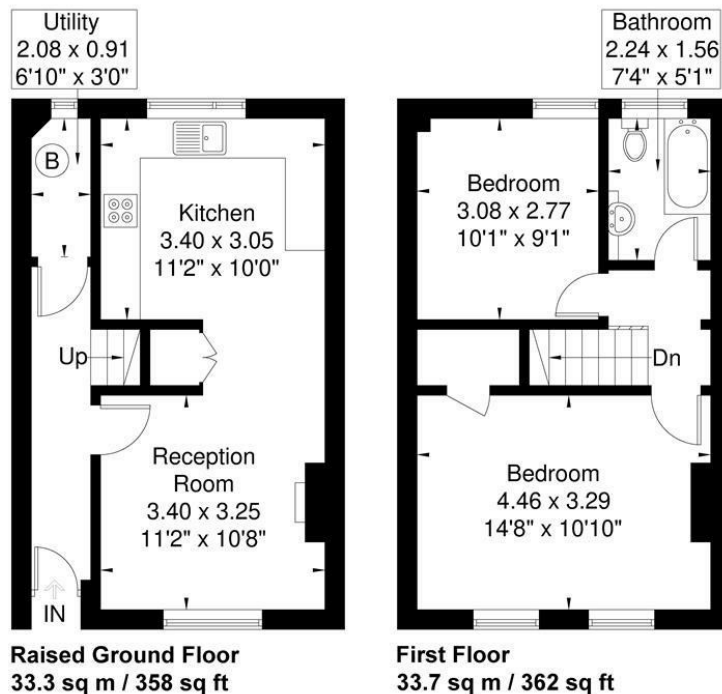
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## Saville Road

Approximate Gross Internal Area = 67 sq m / 720 sq ft



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

### TENURE

Leasehold - Share of Freehold

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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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