

81 Rusthall Avenue, London, W4 1BN
£8,000 Per month
Council Tax Band: G



ADDISON GROVE



A stunning five-bedroom, semi-detached Victorian family home, situated on this extremely popular residential road on the borders of Bedford Park.

The ground floor features a large bay-fronted reception room and a spacious kitchen/dining area that flows beautifully into a well-maintained, mature garden. A separate laundry room, study and guest WC/shower room complete the ground floor. Upstairs, find three large bedrooms, an additional bedroom/study, and two luxurious bathrooms. The second floor houses another large bedroom and an ensuite bathroom.

Throughout the property, you'll find beautiful wooden flooring, stunning feature fireplaces, and contemporary-style bathroom suites.

Located on the edge of Bedford Park, Rusthall Avenue is an extremely popular, residential road and is only a short walk to both Chiswick High Road and Turnham Green tube station, Turnham Green Terrace and its range of independent retailers and eateries. Both Ark Primary and Southfields School are within walking distance and both outstanding in recent Ofsted rankings.



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Rusthall Avenue

Approximate Gross Internal Area = 200.6 sq m / 2160 sq ft
 Eaves Storage / Reduced Headroom = 17.8 sq m / 191 sq ft
 Total = 217.3 sq m / 2338 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	