



Clovelly Road, London, W4 5DU

Not for marketing purposes INTERNAL USE ONLY

**Welcome to
Clovelly Road, London**

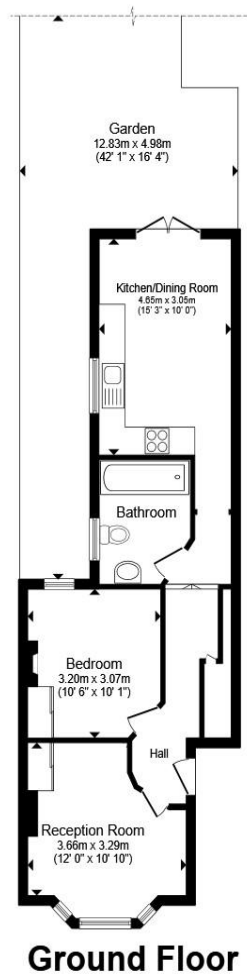
The property is thoughtfully arranged with an eat-in kitchen, separate reception room, double bedroom and bathroom. The layout also offers excellent versatility, with the reception easily serving as a second bedroom if desired, allowing the kitchen to become the main living and dining space.

To the rear is a private garden, providing the perfect spot for relaxing or dining outdoors.

Clovelly Road is one of Chiswick's most attractive tree-lined streets, just moments from the boutiques, cafés and restaurants of Chiswick High Road, with excellent transport links and the open spaces of Turnham Green and Chiswick House and Gardens nearby.

A versatile period home in a highly sought-after Chiswick location, ideal for first-time buyers, professionals or investors.





Agent's Note

Some internal photographs were taken prior to the current tenancy and are used to better illustrate the property's layout and finish.

Total floor area 51.3 m² (552 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Clovelly Road, London

- Private Garden
- Eat in Kitchen
- Period Conversion

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D

Service Charge: 585.60

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CSW105750 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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