



## Magdalen House, London, W4 2AY

A very nicely presented two bedroomed first-floor apartment in this modern development within a short walk of Chiswick's Main High Road with its array of boutique shops and restaurants including retailers M&S, Waitrose, Sainsbury's & Tesco. The accommodation provides 20'6 x 15'5 open plan living room, galley style fitted kitchen with breakfast bar, wood flooring, two double bedrooms, luxury bathroom and further en-suite shower room, large entrance hall, underfloor heating throughout communal gardens, secure designated parking, security entrance gates. Local transport links include Turnham Green Tube station, numerous local bus routes with convenient vehicular access via A4/M4 central London, Heathrow & The west the property is offered furnished and is available immediately

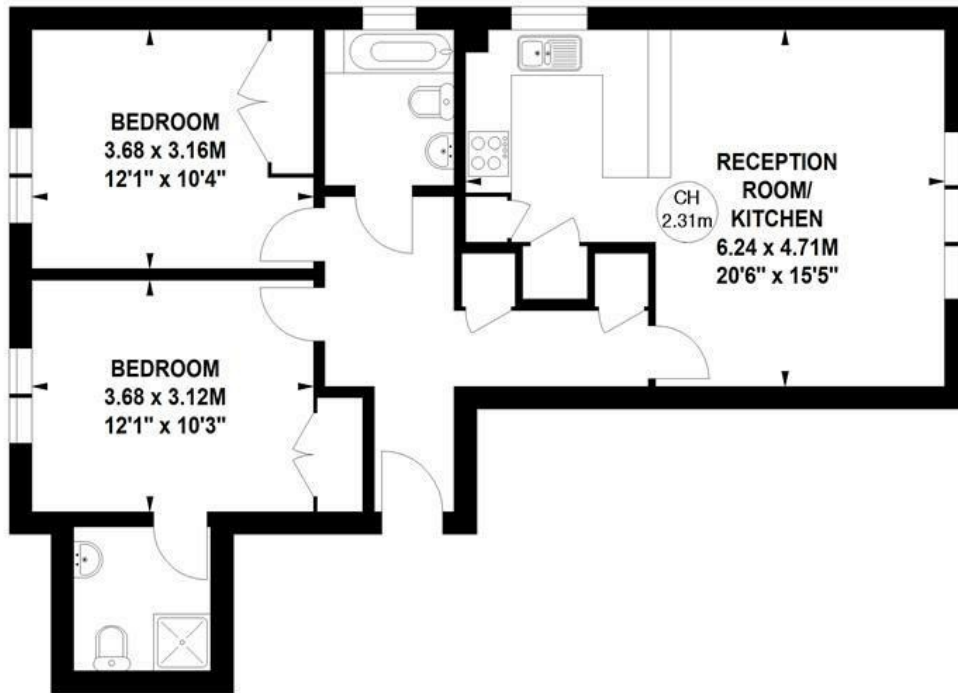
**£1,650 Per Month**

- Central Chiswick location
- Modern purpose built development
- Great for transport links
- Spacious open plan living room
- Galley style fitted kitchen with b/fast bar
- Two double bedrooms
- Main bathroom and further en-suite shower room
- Underfloor heating throughout
- Communal gardens
- Secured designated parking

# Magdalen House, Devonshire Street, W4

Approximate gross internal area  
69.30 sq m / 746 sq ft

Key :  
CH - Ceiling Height



## First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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		
<b>England &amp; Wales</b>	<b>83</b>	<b>83</b>
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	<b>71</b>	<b>71</b>
EU Directive 2002/91/EC		

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