



1 Marlborough Road, London
W4

GARTON JONES.COM



1 Marlborough Road, London
, W4

£828,000

A TWO DOUBLE BEDROOM apartment for sale of approx. 882sq.ft (82sq.m). This well presented apartment is located in Chiswick which has a village feel but within half a mile to the M4 and M25. Further benefits include an open plan reception room with integrated kitchen and access to a PRIVATE BALCONY. There are TWO bedrooms both with access to 2nd BALCONY, TWO BATHROOMS (one en-suite), fitted wardrobes wood flooring and underfloor heating. Within walking distance of two tube stations, giving you access to Heathrow in 30 minutes, Hammersmith in 8 minutes, and Westfield shopping centre in 25 minutes. You have a mixture of high end restaurants, wine bars as well as historic pubs. You have nature reserves to mix with the hustle and bustle and have easy access to all that London has to offer.

The apartment is also a great buy to let investment and as such has a tenancy in place until September 2021 with a break clause in July.

Service Charges Approx: £3,628 pa
Ground Rent Approx: £400pa
Lease - 999 from 2012

EPC certificate available on request.

- 882 Sq.ft (82 Sq.m)
- Two Bedrooms
- Open Plan Reception
- Modern Integrated Kitchen
- Two Bathrooms (One En-Suite)
- Two Balconies
- Passenger Lift
- Secure Underground Parking
- Underfloor Heating
- No Chain

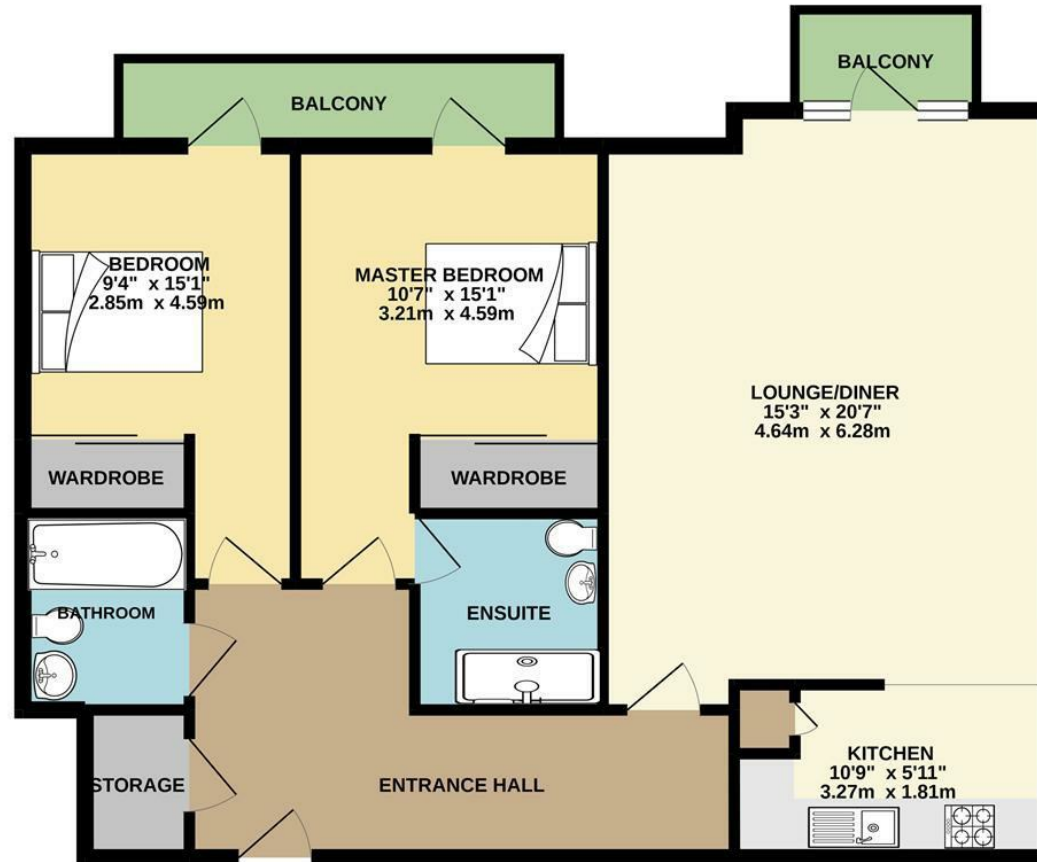
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2ND FLOOR APARTMENT
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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