



EDMUNDS HOUSE, COLONIAL DRIVE, W4
£675,000 LEASEHOLD

A SMART, MODERN EXECUTIVE-STYLE APARTMENT WITH NATURE RESERVE VIEWS

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DESCRIPTION:

A well presented two bedroom, two bathroom executive-style apartment in this prestigious development.

Located on the fifth floor offering panoramic views overlooking the Gunnersbury Triangle Nature Reserve, this flat offers incomparable tranquillity, whilst being moments from the array of shops, bars and restaurants of Chiswick High Road.

The accommodation provides master bedroom with en-suite, further double bedroom, large family bathroom, spacious 19' x 16' open plan kitchen/reception leading through sliding doors onto the decked 17ft long terrace, overlooking the aforementioned West facing views. This flat also has two storage cupboards and is accessed via lifts direct from the Foyer with Concierge.

The development is served by local transport links include Chiswick Park tube station (153 metres away), local bus routes and access to the A4/M4 into central London, Heathrow and the West.

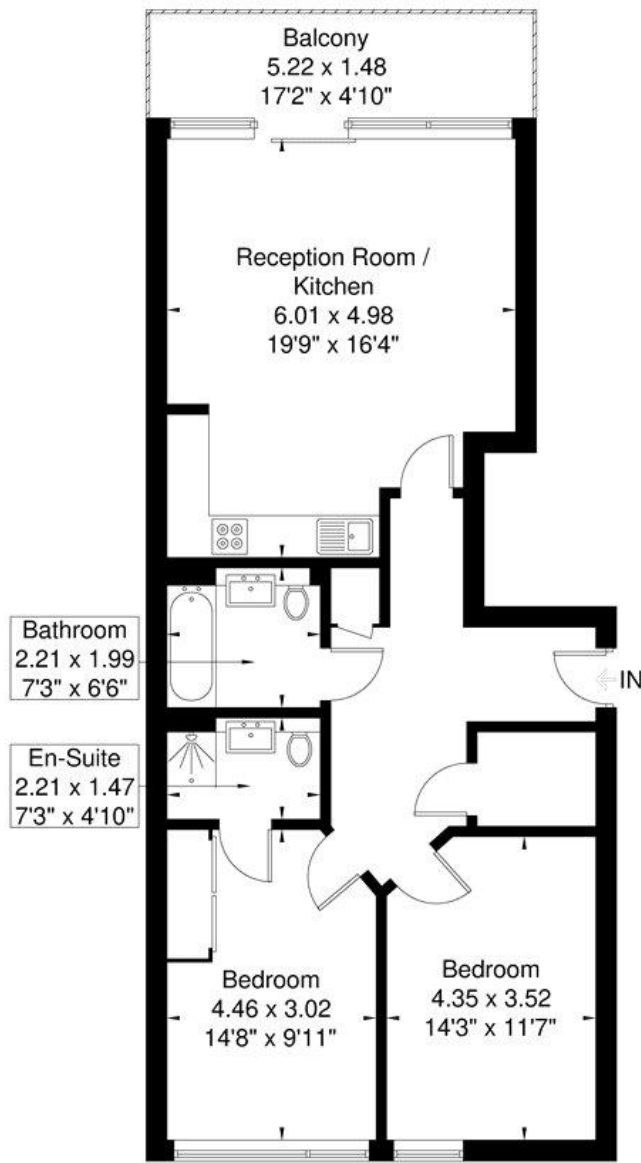
ACCOMMODATION

- Two bedrooms
- Bright reception room
- Two bathrooms
- Gunnersbury Triangle Nature Reserve
- Upper floor with lift
- Balcony
- Chiswick Park station nearby
- Concierge
- Long Lease (999 years from new)



Edmunds House

Approximate Gross Internal Area = 78.1 sq m / 840 sq ft



Fifth Floor

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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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