



Bollo Lane, London

W4



*Beyond your expectations*

# A delightful, two double bedroom second floor apartment. EPC: B

**Hamptons International**

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Open Plan Kitchen/Reception Room | Private Balcony | Master Bedroom with En-suite Wet Room | Guest Bedroom | Guest Bathroom | Storage | Communal Roof Terrace | Approx. 70 sq m.

## Asking Price £599,995 Leasehold

### Description

A delightful, two double bedroom, second floor (with lift) apartment built circa. 2012 featuring a 25 ft long open-plan reception room and kitchen with a private balcony. The master bedroom has an en-suite wet room and a guest bathroom room serves the guest bedroom.

There is good storage in the property and a stunning communal roof garden with far reaching views of the London skyline. This flat would make an ideal rental investment or Pied a Terre, as it is well served by the transport links and local amenities of Chiswick.

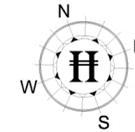
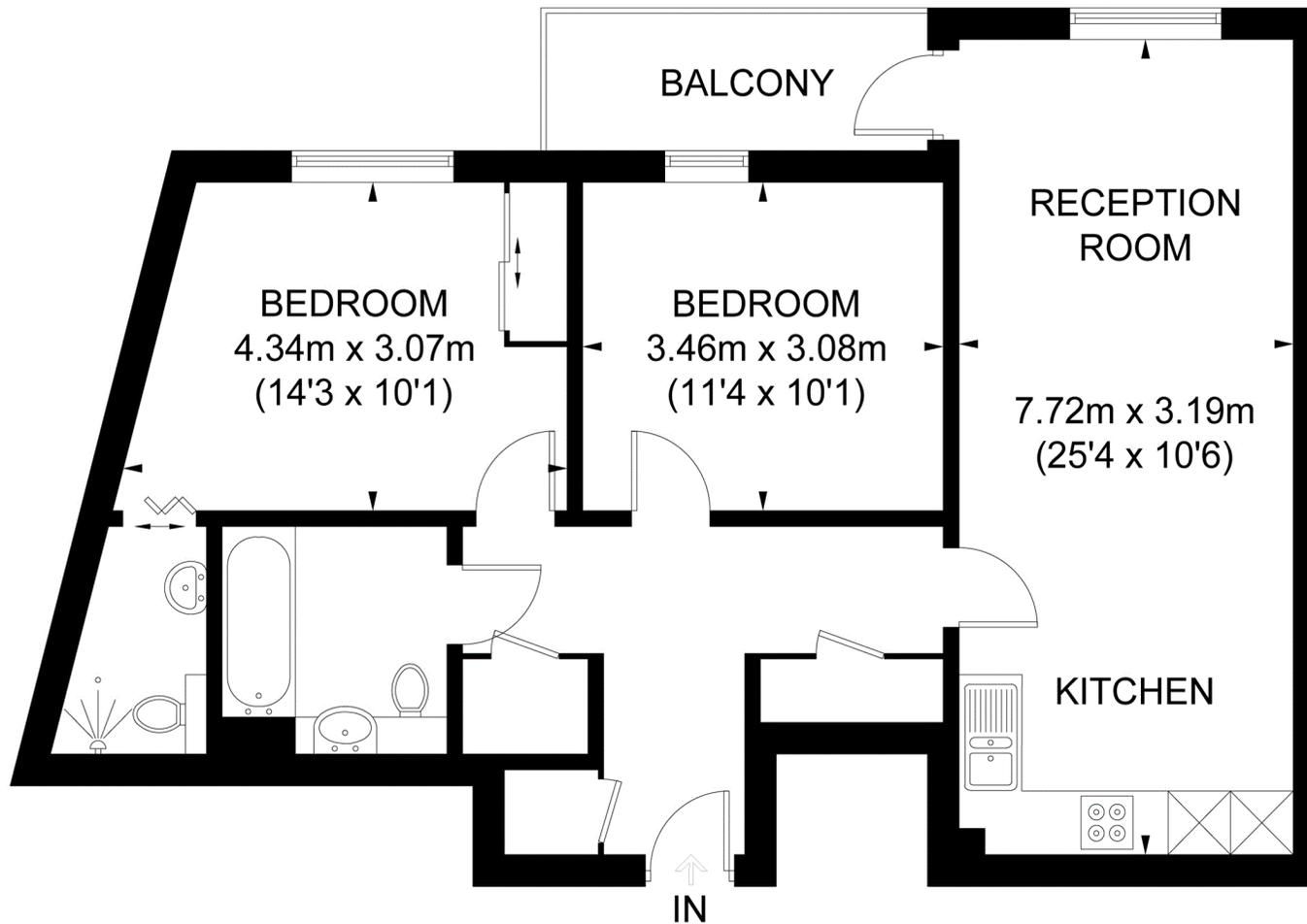
### Location

This smart apartment block is 120 metres from Chiswick Park Underground Station (District Line, Zone 3), South Acton London Overground Station is 700 metres away and Acton Town Station (Piccadilly Line Zone 3) is 1.3k. The restaurants and shops on Chiswick High Road are 270 metres away. Access to the A4 eastbound is 900 metres and westbound 950 metres.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## BOLLO LANE



APPROXIMATE GROSS INTERNAL AREA  
753 SQ. FT. (70 SQ. M.)

## SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 173798)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

