



LONDON ESTATES

**Oliver Close, Chiswick, W4**

£950,000 Freehold

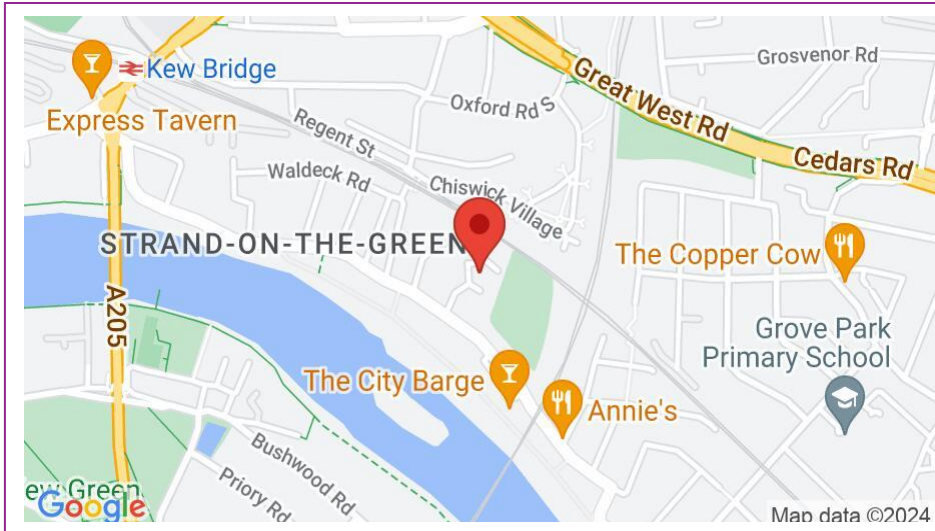


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**FOR SALE**



# LONDON ESTATES



- AMAZING LOCATION
- OFF STREET PARKING
- GARDEN
- OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- ONE SINGLE BEDROOM

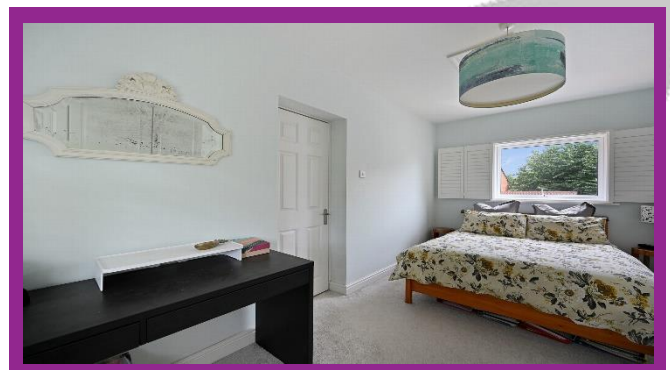
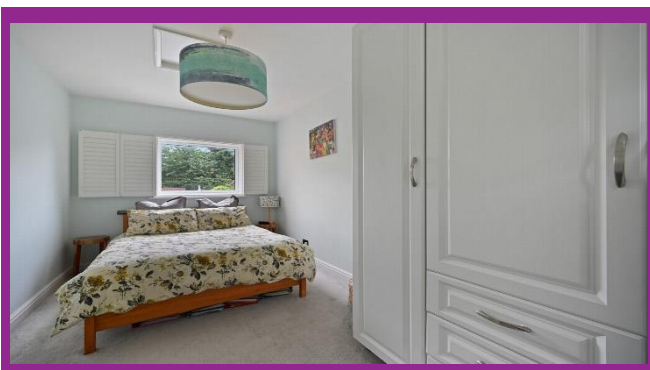
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales		EU Directive 2002/91/EC

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for dwelling in England and Wales is band D (rating 60).

**Available Date:** 11th November, 2023

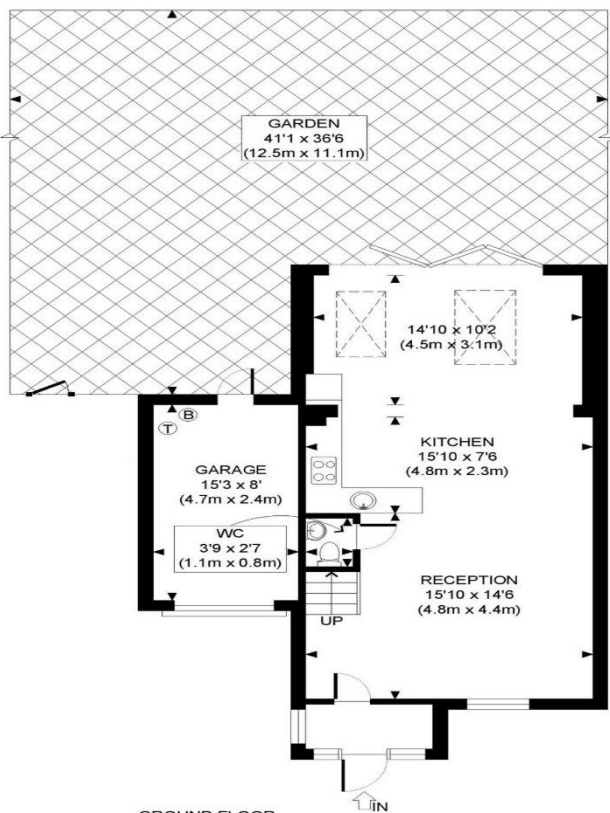
**Council Tax:** F

020 8741 8485

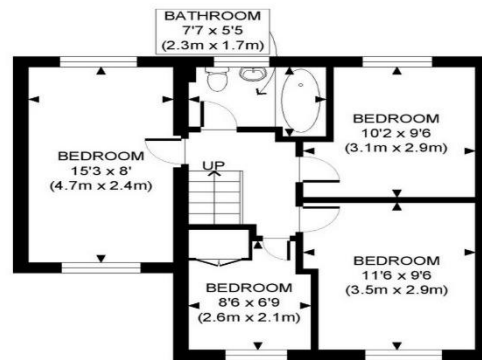




# LONDON ESTATES



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 680 SQ FT  
FLOOR AREA WITHOUT GARAGE 551 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 484 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1164 SQ FT/ 108 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1035 SQ FT/ 96 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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