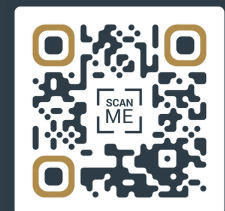




FAIRLAWN AVENUE, CHISWICK, LONDON, W4

Guide Price: **£450,000**







About the property

Nestled in the heart of Chiswick on the highly sought-after Fairlawn Avenue, this exquisite one-bedroom duplex flat offers an impressive 562 square feet of modern living space, all wrapped up in the charm of period character.

A perfect sanctuary for first-time buyers or a wise investment for those looking to expand their property portfolio, this wonderful apartment unfolds over two levels, featuring a contemporary finish throughout that complements the beautiful period details.

Stepping out of your new home, you'll be greeted by the leafy serenity of a tree-lined street, all while enjoying fantastic transport links that keep the pulse of London within easy reach.

Key features

- Beautiful Split-Level Flat
- Over 550 Square Feet
- Contemporary Finish Throughout
- Fantastic Transport Links
- Highly Desirable Tree-Lined Street
- Perfect for First Time Buyers & Investors
- Beautiful Period Character
- 90-Year Lease Extension Granted on Completion

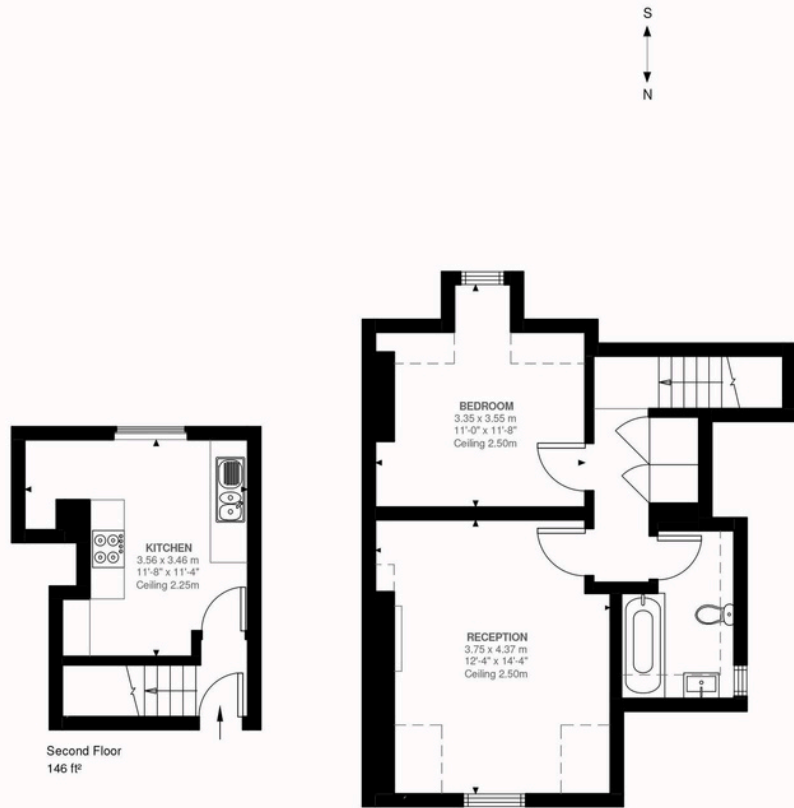
Material information

- Tenure - **Leasehold**
- Council Tax - **Band D**
- Guide Price - **£450,000**
- Lease Start Date - **14/08/1981**
- Lease Duration - **189 years**
- Lease Years Remaining - **145 years**
- Ground Rent - **£100 yearly**



PAUL LESLIE

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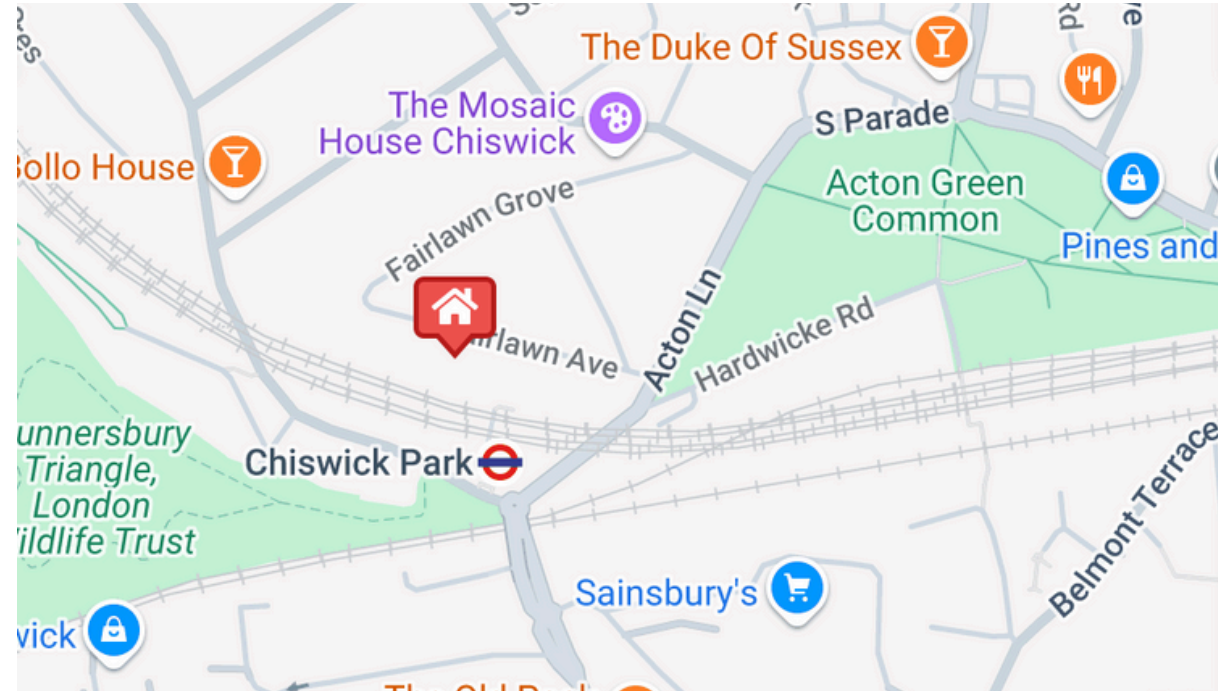


Third Floor
416 ft²

Fairlawn Avenue, W4
Approximate Gross Internal Area
52.26 SQ.M / 562 SQ.FT

KEY: CH = Ceiling Height
[Restricted Head Height]

Illustration for identification purposes only. Not to scale.



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 | | |
| | 70 | 81 |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| | 36 | 58 |