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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
Contact us for a **free valuation**
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Temptation comes in many forms...



London

£6,500 PER CALENDAR MONTH

London

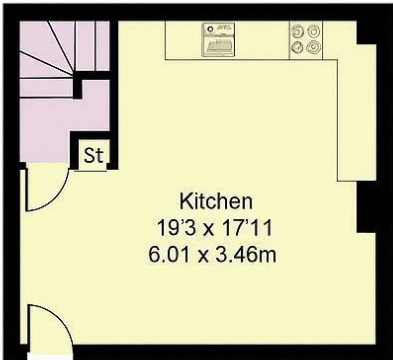
PER CALENDAR MONTH

£6,500 Per Calendar Month

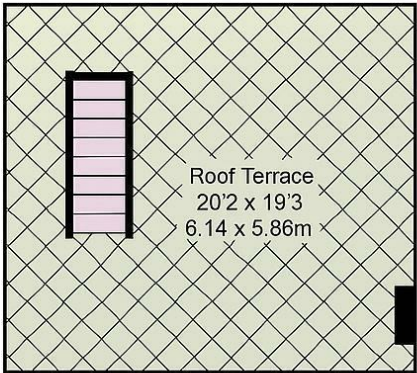
Sterling Lettings are delighted to offer for let this stunning four-bedroom home with a private roof terrace, ideally situated in the heart of Chiswick and within walking distance of Chiswick Park Underground Station offering excellent transport links into Central London. The property is a converted former pub set just moments from the vibrant High Road with its excellent selection of shops, restaurants, cafes and bars. The internal accomodation comprises of four spacious bedrooms and four modern bathrooms, together with a open-plan kitchen, dining and family room. Offered either furnished or unfurnished, with corporate lets and pets considered, this is a rare opportunity to rent a distinctive and generously proportioned home in one of West London's most desirable locations.



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Lower Ground Floor



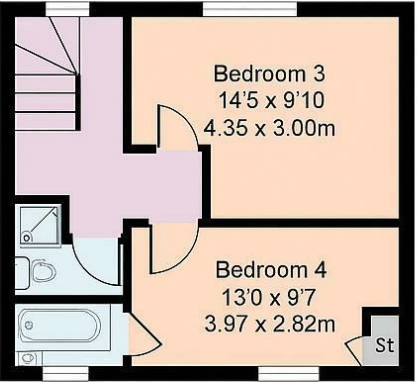
Third Floor



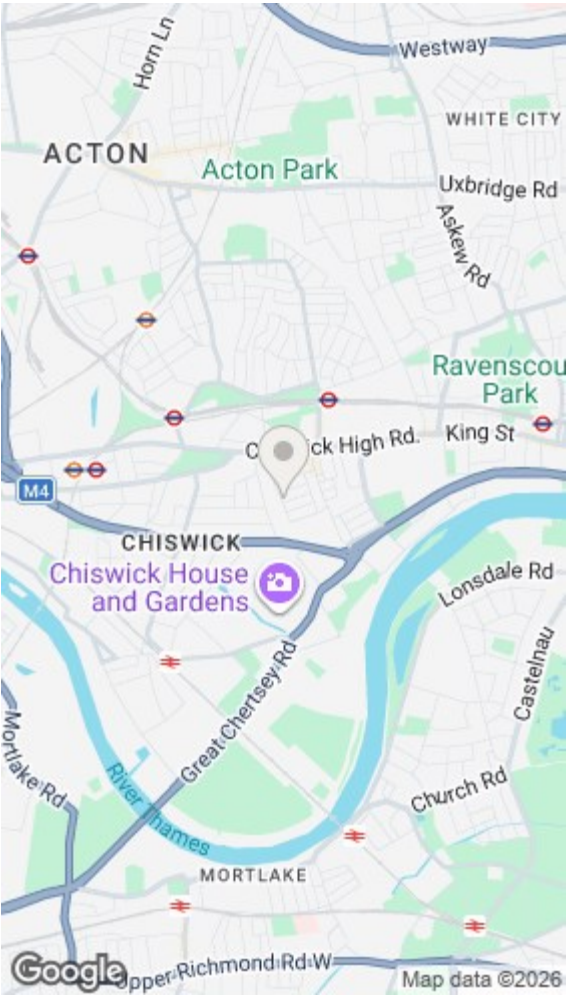
Ground Floor



First Floor



Second Floor



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





* Stunning Home * Four Bedrooms * Private Roof Terrace * Four Bathrooms * Stunning Open Plan Kitchen/Dining/Family Area * Walking Distance to Local Amenities & Station * Corporate Lets Considered * Unfurnished or Furnished * Pets Considered * Available Now *



Distance to Stations
Chiswick Park Underground Station (0.6 Miles)
Turnham Green Underground Station (0.6 Miles)
Gunnersbury Underground Station (1.0 Miles)
Chiswick Station (1.2 Miles)

Distance to Schools
St Mary's R C Primary School (0.1 Miles)
The William Hogarth Primary School (0.1 Miles)
Belmont Primary School (0.4 Miles)
Grove Park Primary School (1.2 Miles)
Chiswick Secondary School (1.5 Miles)

The Property
Having been fully refurbished to a high standard the property boasts extremely flexible accommodation split over 5 levels including a stunning private roof terrace with far reaching views over the London skyline. The current configuration has four double bedrooms and four bathrooms, three of which are ensuite. On the lower floor there is a useful utility space and a good size open plan kitchen/reception room with a large light well allowing ample natural light to penetrate this space. On street resident parking is available to purchase from the local authority including visitor passes. The property is also a licensed HMO.

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

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Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a previous tenancy with us to any new landlord/agent.

Material Information
Rent - £6,500.00 per calendar month (£1,500 per calendar week)
Deposit - £7,500
Tenancy Term - 2 Month Rolling Contract In Line With Renters Rights Act effective from 1st May 2026
Council Tax Band - G (London Borough of Hounslow)
Pets Considered - Yes



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