



## Goldhawk Road, W6

### Offers In Excess Of £495,000

Offered in excess of £495,000, this bright and beautifully presented two-bedroom apartment is set on the fifth floor of a sought-after development. The property enjoys a desirable south-facing aspect, filling the well-proportioned 683 sq ft (63.5 sq m) interior with natural light. Accommodation includes a spacious reception room, two generous double bedrooms, a modern kitchen and a well-appointed bathroom.

Residents benefit from a 24-hour porter service and an allocated parking space, a rare advantage in such a prime location. The property is offered with a long leasehold of 175 years from 2015.

Ideally located just a one-minute walk from Stamford Brook Tube Station, the apartment provides excellent connections via the London Underground. The vibrant shops, cafés and restaurants of Chiswick High Road and the scenic walks along the River Thames are also close by.

- Two Double Bedrooms and One Bathroom
- 5th Floor, South-Facing Residence
- Generously Proportioned Living Space (683 sq ft / 63.5 sq m)
- 1-Minute Walk to Stamford Brook Tube Station
- 24-Hour Porter Service
- Allocated Parking Space
- Walking Distance to Chiswick High Road, Cafes, and Restaurants
- Close Proximity to the Thames Riverfront



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	B	B
B	B	C	C
C	C	D	D
D	D	E	E
E	E	F	F
F	F	G	G
G	G	G	G

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