



## Flat 5, 42 Grosvenor Road, Chiswick, London, W4 4EG

### Guide Price £650,000

A beautifully presented, split-level second-floor apartment located in the heart of Chiswick on sought-after Grosvenor Road. Offering a blend of contemporary design and practical living, this property is perfect for professionals, couples, or small families seeking a stylish home in a prime location.

#### Key Features:

**Accommodation:** Two spacious double bedrooms, including a master with en-suite bathroom, plus a family bathroom.

**Living Space:** Bright and airy sitting room with large windows providing excellent natural light.

**Kitchen/Dining:** Modern fitted kitchen with integrated appliances, ample dining space, and a sleek finish.

**Layout:** Split-level design offering privacy and a well-thought-out flow throughout.

**Additional Features:** Welcoming entrance hall and generous storage space.

**Location:** Situated on a quiet, tree-lined street in Chiswick, within walking distance of boutique shops, cafes, and restaurants.

**Transport Links:** Excellent connectivity with nearby Gunnersbury, Turnham Green and Chiswick Park Underground stations, as well as convenient road access via the A4/M4.

#### Local Schools:

The property is ideally located within the catchment areas of several highly rated primary and secondary schools, including:

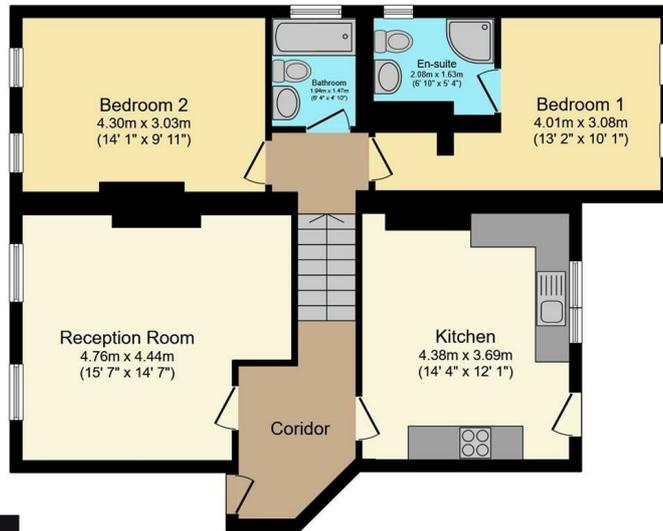
Belmont Primary School – Rated "Outstanding" by Ofsted and known for its strong academic record.

The Grove Park Primary School – Rated "Outstanding" by Ofsted and known for its strong academic record

Chiswick School – A popular secondary school with excellent facilities and a commitment to student success.

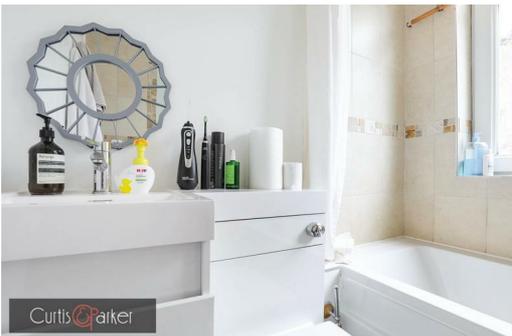
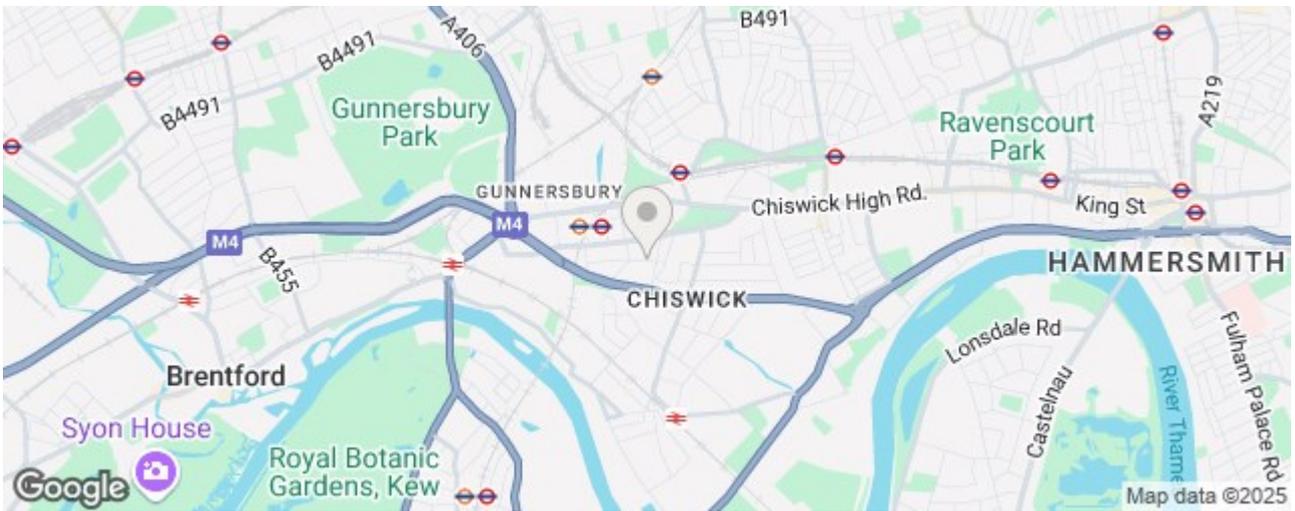
Additionally, there are several reputable nurseries and independent schools in the area, making this an excellent choice for families.

This delightful apartment is offered at a guide price of £650,000. Contact us today to arrange a viewing and experience this fantastic property for yourself!



Total floor area 82.5 m<sup>2</sup> (888 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92	A	92
B	81	B	81
C	69	C	69
D	55	D	55
E	39	E	39
F	15	F	15
G	1	G	1

