



**HELLIWELL & Co.**

**Princes Avenue, Chiswick, W3**  
**Asking Price £899,950**





Mid-Terraced House – Four Bedrooms – Two Bathrooms – Newly Refurbished – Private Garage – Quiet Residential Street – Piccadilly, District Lines & Overground – Large Living Space – Freehold House – No Onward Chain

This renovated, three-story home boasts an impressive double reception room leading onto a semi-open plan kitchen / dining room boasting a glass roof providing impressive light throughout the day. The kitchen has two separate worktops with ample storage and integrated appliances. Separate doors provide access to each area, allowing for increased privacy.

The rear garden features a stone foot path, mature trees, outdoor storage and a private garage. The staircase on the ground floor conceals a W.C with a basin, and leads up to a first floor with two double bedrooms, both with excellent built-in wardrobes, and two generous bathrooms. The stairs to the second floor lead to two further double bedrooms, both with storage and large windows. All rooms are fitted with sleek wooden floors and large, double-glazed windows.

Princes Avenue is in the Gunnersbury triangle area, close to Acton Town (Piccadilly & District Lines), and South Acton (Overground), an array of parks and sports clubs, and the boutiques, cafes and restaurants of central Chiswick. The location is ideal for a family and Berrymede, Lionel Primary and the International School of London are all nearby. The North Circular and A4/M4 offer convenient routes for travel.

- Freehold House
- Four Bedroom Mid-Terrace
- Circa 1600 Sq Ft
- Renovated Interior
- Semi-Open Plan Kitchen
- Two Large Family Bathrooms
- South East Facing Garden
- Garage
- No Onward Chain



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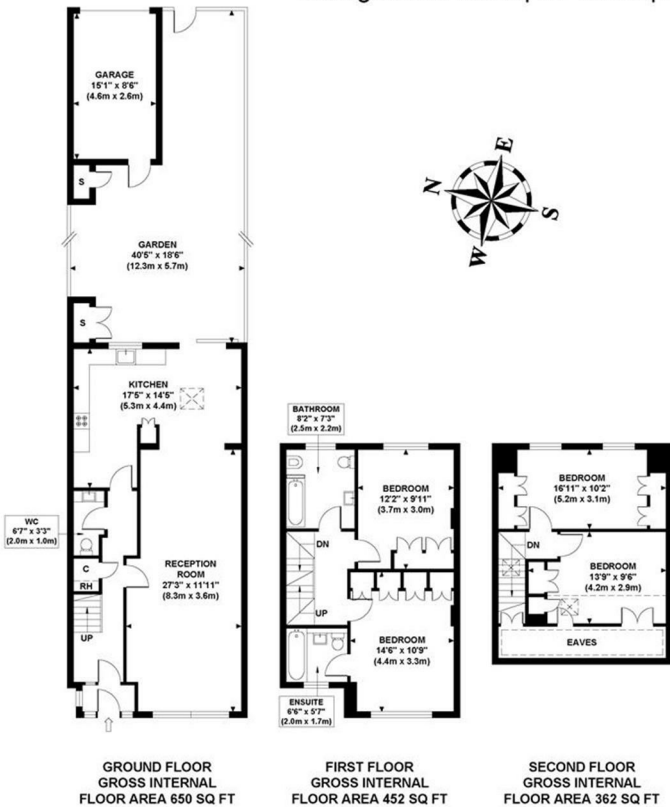
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**PRINCES AVENUE**

Approximate Gross Internal Area  
1464 sq ft / 136.0 sq m  
Garage Area 129 sq ft / 12.0 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>47</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>82</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	