



Bollo Lane,  
Chiswick W4

---



# Bollo Lane, Chiswick W4

Situated on the sixth floor of this modern development on Bollo Lane, W4, is this ideal one bedroom modern flat perfect for a first home. The flat has wooden flooring and is well presented for convenience. The open plan kitchen dining space is flooded with natural light and has all modern appliances, including a fridge freezer, and cooker. With double glazed windows and insulation this property energy efficient and keep maintenance costs low. The property has added benefit of a media room and two large communal roof terraces.

The buyer must live in the property and cannot be sublet



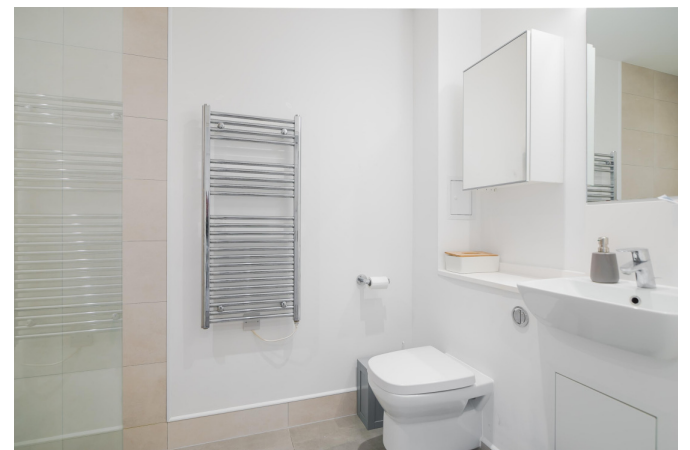
**Guide price:** £335,000

**Tenure:** Leasehold: approximately 121 years remaining

**Service charge:** £1,684 per annum, reviewed yearly \*

**Ground rent:** £350 per annum, reviewed yearly \*





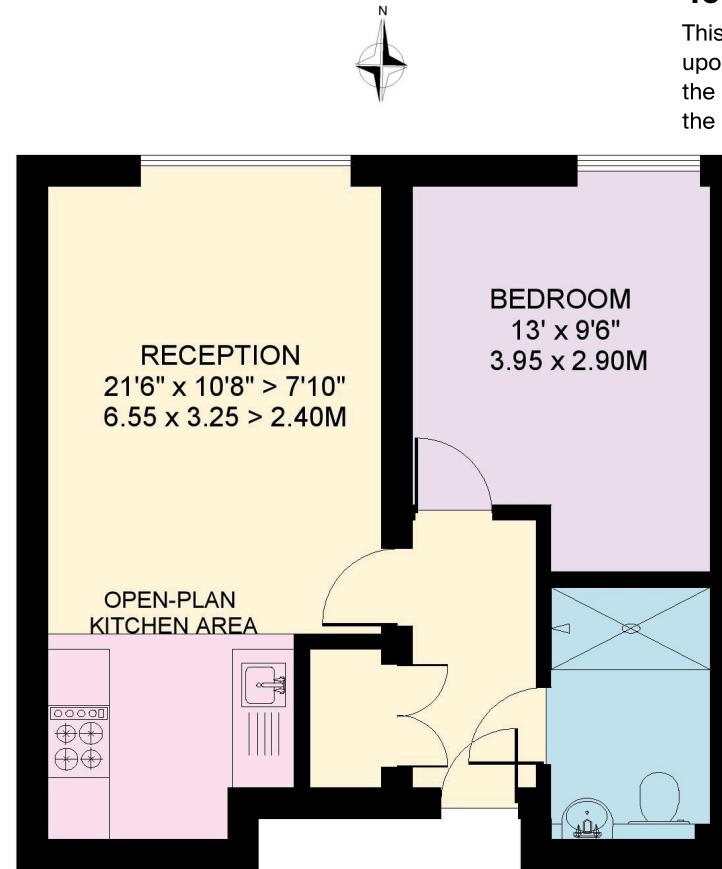
# Bollo Lane, Chiswick W4

Conveniently located within a short walk to multiple public transport links, Chiswick Park, Acton Main Line (Crossrail). By car, one is just a couple of minutes' drive from the A4/M4 and motorway network, with Heathrow reachable within approximately 25 minutes.

\*Please note that we have been unable to confirm the date of the next review for service charge/ground rent. You should ensure that you or your advisors make your own inquiries.

## Approximate Gross Internal Floor Area 40 sq m / 431 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



SIXTH FLOOR

**Knight Frank**  
Chiswick  
64 Turnham Green Terrace We would be delighted to tell you more  
London  
W4 1QN  
[knightfrank.co.uk](https://www.knightfrank.co.uk)



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated June 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.