



**2 BEDROOM 2 BATHROOM FLAT WITH GARAGE IN
PREMIER CHISWICK LOCATION**

**4 COURTFIELD, 53-69 SUTTON COURT ROAD,
CHISWICK, LONDON, W4 3EQ**

SHARE OF FREEHOLD

01753 852 226
www.slmproperty.com



ACCOMODATION

- 2 bedrooms
- 2 Bathrooms
- Reception room/dining room
- Kitchen
- Off street parking and garage
- Communal gardens

A stunning and fully modernised 2 bedroom, 2 bathroom 1st floor apartment with off street parking and a garage, situated in a small and private, purpose-built block on sought-after Sutton Court Road with communal gardens, only 0.1 miles from the nearest school (which is rated "outstanding" by Ofsted), and only 0.3 miles from the nearest station.

AMENITIES

Sutton Court Road is one of Chiswick's most desirable roads, moments from Fauconberg Village, and a short stroll from the High Road which offers a wide selection of boutique shops, bars, cafés, restaurants and supermarkets.

There are many beautiful open spaces nearby, including the Historical Chiswick House in Chiswick Park, Turnham Green Terrace and the Riverside Walk by Stand on the Green.

Leisure facilities in the area are also vast, with Roko Health Club by Chiswick Bridge being the popular choice, offering a gym, pool, spa and activity classes for both adults and children.

TRANSPORT

By Road: The property provides easy access to the A4/M4 and there are also numerous bus stops along Sutton Court Road.

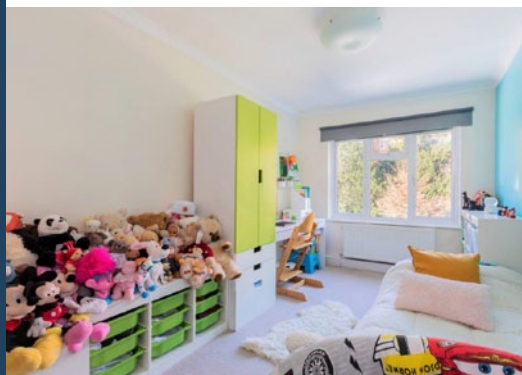
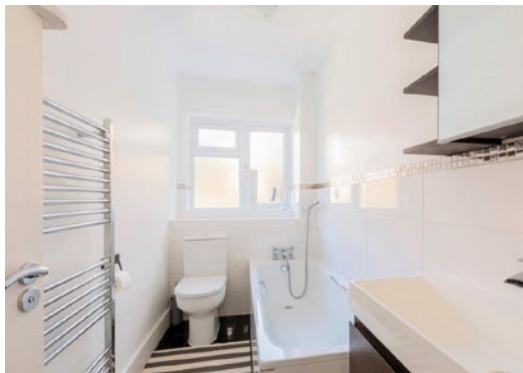
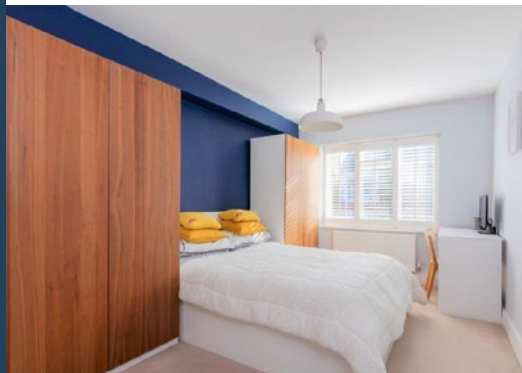
By Train: Several stations are nearby including Chiswick Overground Station (0.3 miles), Gunnersbury (0.5 miles) which is the district line, and Chiswick Park Station (0.6 miles), which provides direct access to Waterloo.

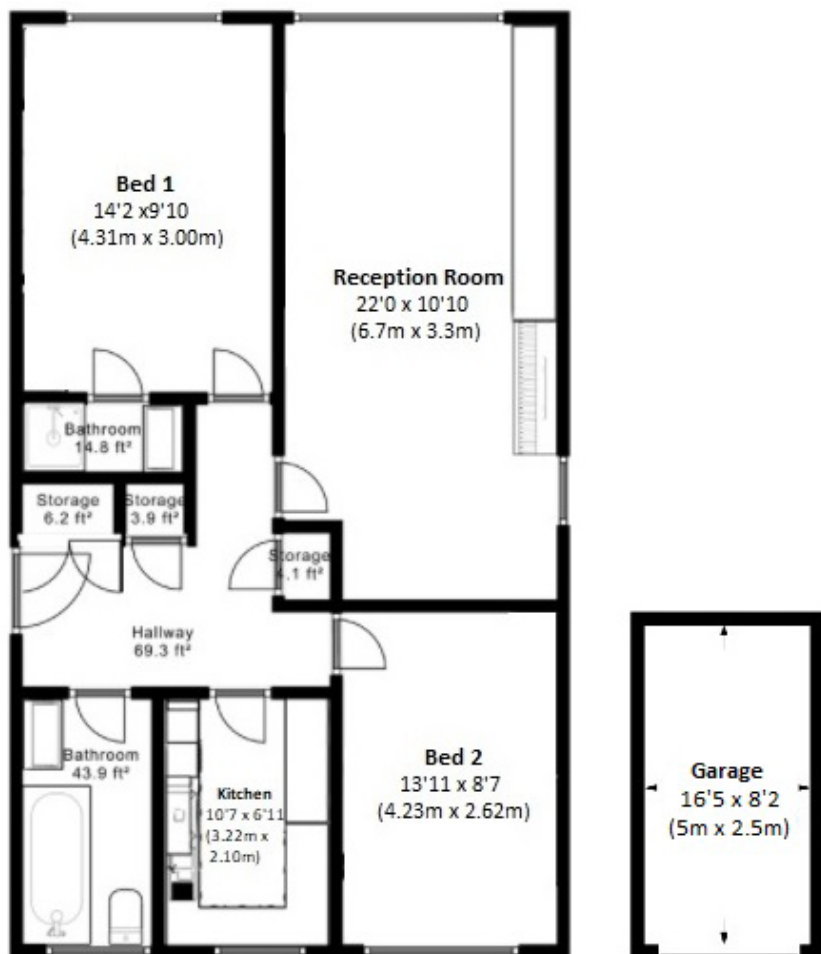
SCHOOLS

The nearby schooling options are excellent and include The Falcons Pre-Prep School, Heathfield House School and Kew Green Preparatory School, as well as numerous Ofsted "outstanding" offerings such as Grove Park Primary and Strand on the Green Infant and Nursery School.

N.B. EPC (Band B), Council Tax (Band D)







1st Floor

Not shown in actual location/orientation

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 Street, Windsor, Berkshire,
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Gross Internal Area = 773 Sq Ft/71.8 Sq M

Garage = 134 Sq Ft/12.5 Sq M

Total Area (approx) = 907 Sq Ft

Important Notice: These sales particulars, including plans, photographs and text, have been prepared as a general guide and all measurements are approximate. Therefore, they should not be relied upon as representations or statements of fact, and do not form any part of any contract. Unless specifically itemised, all carpeting, kitchen equipment, blinds/curtains and other fixtures and fittings are all deemed removable, if desired, by the owner. It should also not be assumed the property has all necessary consents, planning and building regulation. SLM Property have not tested appliances, services, specific fittings or facilities, nor carried out a detailed survey. Prospective purchasers must satisfy themselves by inspection or otherwise.

