



Sutton Court
Chiswick, W4





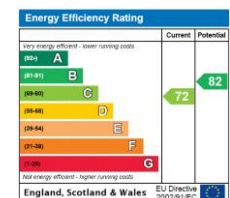
A large 3/4 bedroom flat positioned on the third floor of this Edwardian mansion block located in the heart of the Grove Park area of Chiswick.

The flat is of a bright and airy nature and boasts a lovely reception room with feature fireplace and large bay window, three double bedrooms, one with ensuite shower, kitchen/breakfast room, bedroom 4/study room, and modern bathroom. The residents of Sutton Court also enjoy the use of well-kept communal gardens.

Sutton Court is a highly sought-after Edwardian mansion block located in the heart of Grove Park. The excellent local shops and deli's found along Fauconberg Road are a short walk away, as well as Chiswick Mainline Station. Chiswick Park tube station and Chiswick High Road are approximately 0.7 miles away (15-20 minute walk) offering an excellent choice of restaurants, shops and additional transport facilities.

- Prestigious Edwardian Mansion Block
- On site Estate Manager
- 3-4 Bedrooms
- Large Reception Room
- Kitchen/Breakfast Room
- Modern Bathroom

Asking Price £875,000



Tenure: 999 years from 29 September 1977 – Share Of Freehold

Service Charge: TBC

Ground Rent: TBC

Local Authority: Hounslow Council

Council Tax Band: E

Chestertons Chiswick Sales

155 Chiswick High Road

Chiswick

London

W4 2DT

chiswick@chestertons.co.uk

020 8995 3443

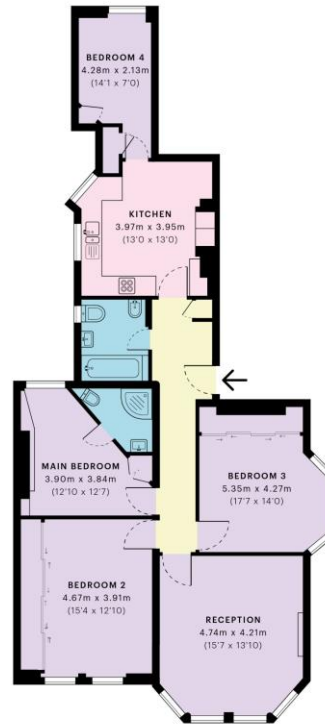


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CAPTURE DATE 10/11/2021 LASER SCAN POINTS 4,368,484

GROSS INTERNAL AREA

109.46 sqm / 1178.22 sqft



— Third Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
109.46 sqm / 1178.22 sqft

 NET INTERNAL AREA (NIA)
Excludes wells and external features
includes apartments, restricted head height
102.57 sqm / 1104.05 sqft

 EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.28 sqm / 3.01 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPWIS 3D RESIDENTIAL 108.37 sqm / 1166.48 sqft
IPWIS 3D RESIDENTIAL 102.79 sqm / 1106.42 sqft

spec id: 0189019c2bdc630dd78b8ddb

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