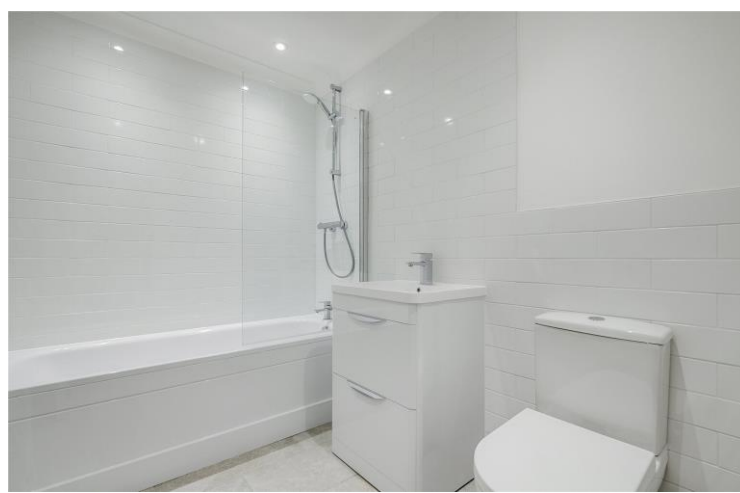




Nicholas Court  
Corney Reach Way, W4









Chestertons are delighted to offer this beautifully presented 2 bedroom 2 bathroom 1st floor flat located in the sought after Corney Reach riverside development.

The accommodation comprises, 2 double bedrooms with built in wardrobes & new en-suite bathroom to master, large dual aspect living room with direct river views and balcony, separate modern fitted kitchen with built in appliances including dishwasher and new refurbished family shower room. The property also offers gas central heating, security entry system and private underground parking for 1 car.

Ideally situated for access to major road links M4/A4 and just a short walk to Chiswick mainline station. (Waterloo in 20 mins) as well as the various amenities of Chiswick High Road and the many bars and restaurants along the riverside between Hammersmith and Kew Bridge.

- \*\* DIRECT RIVER VIEWS \*\*
- Beautifully presented 2 bedroom 2 bathroom 1st floor flat
- Ideally situated for ideal for access to major road links M4/A4
- Separate modern fitted kitchen with built in appliances including dishwasher
- Underground parking
- EPC Rating: C

Asking Price £700,000

Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Potential
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>	78	81
55-68 <b>D</b>		
49-54 <b>E</b>		
41-48 <b>F</b>		
35-39 <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

**Tenure:** 999 years from 1 August 1995

**Service Charge:** £3,856 pa to include cleaning and gardening, buildings insurance, general repairs, lift expenditure, management fees etc

**Ground Rent:** £150

**Local Authority:** Hounslow

**Council Tax Band:** F

**Chestertons Chiswick Sales**

155 Chiswick High Road

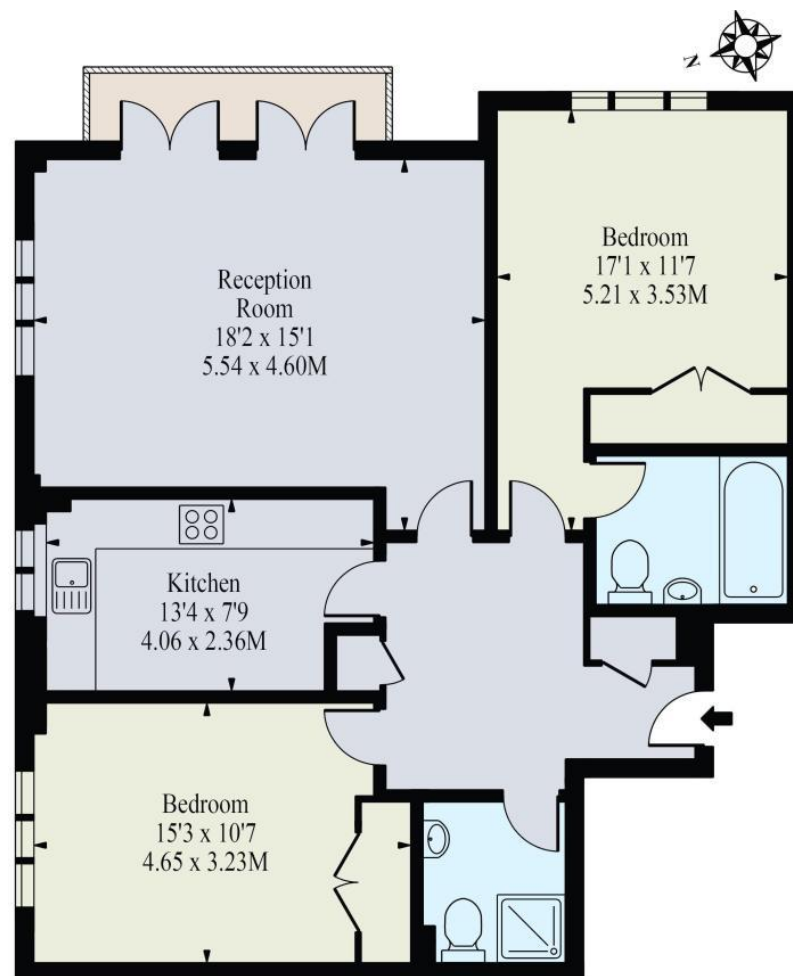
Chiswick

London

W4 2DT

chiswick@chestertons.co.uk

020 8995 3443



### First Floor

**Approx Gross Internal Area 917 Sq Ft - 85.19 Sq M**

*Illustration Purposes Only*

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

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