



Sutton Court

Fauconberg Road, W4

£1,550 pcm

Chestertons are pleased to present this stunning 3rd floor 1 bedroom apartment ideally located in this popular Edwardian Mansion block in the Grove Park area of Chiswick.

CHESTERTONS



Sutton Court

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- Recently refurbished 1 bedroom mansion flat
- Spacious reception room
- Custom eat in kitchen
- Luxury Bathroom
- EPC Rating: D



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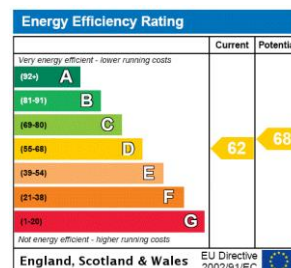
The accommodation comprises a large, modern eat-in kitchen with appliances, spacious reception room with feature fireplace and bay window, double bedroom with built-in wardrobes and bathroom with bath and shower.

Ideally situated just a short distance from Gunnersbury station (District Line) and Chiswick Mainline, the property is also ideal for access to major road links M4/A4.

Tenure: To be advised

Furnished

Additional tenant charges apply (fees apply to non-AST tenancies only)
 Tenancy Agreement Fee: £300
 References per Tenant/Guarantor: £60
 Inventory check (approx. £100 – £250 inc. VAT)
[chestertons.com/property-to-rent/applicable-fees](https://www.chestertons.com/property-to-rent/applicable-fees)



Chestertons Chiswick Lettings

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Sutton Court, W4

CAPTURE DATE 10/01/2022 LASER SCAN POINTS 1,659,675

GROSS INTERNAL AREA

57.18 sqm / 615.48 sqft



— Second Floor

 GROSS INTERNAL AREA (GIA)
The footprint of the property
57.18 sqm / 615.48 sqft

 NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
54.22 sqm / 583.62 sqft

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

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.40 sqm / 4.31 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.

IPMS 3B RESIDENTIAL 56.08 sqm / 603.64 sqft
IPMS 3C RESIDENTIAL 54.50 sqm / 586.63 sqft

SPEC ID 61d864996bbdd0db74e1b1e

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