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# Thames Road, Chiswick, London

## Auction Guide £290,000



A modern, bright and airy one double bed apartment located in this small purpose-built block, with communal garden and an additional storage outbuilding. The property offers LOW SERVICE CHARGES & LONG LEASE.

Thames Road is located about half mile from Kew Bridge overground station and Gunnersbury underground station, as well as the many riverside pubs of Strand on the Green.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### MATERIAL INFORMATION:

Leasehold Years remaining on lease; 117

Leasehold Annual Service Charge Amount £854 Approx

Leasehold Ground Rent Amount £10 per Annum

Council Tax Banding; C

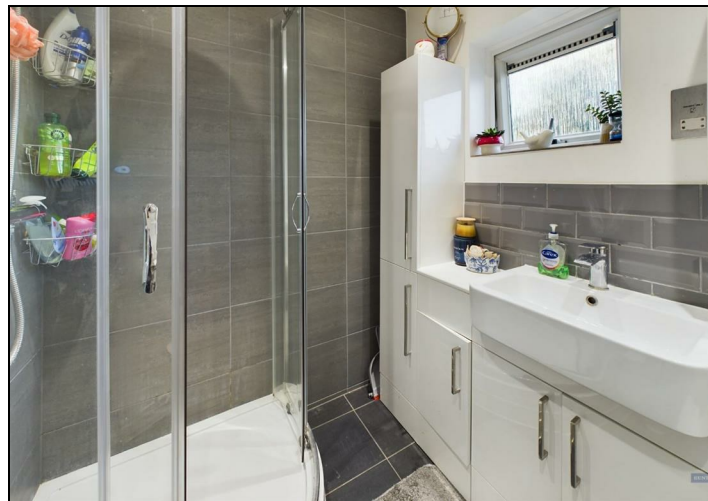
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
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## KEY FEATURES

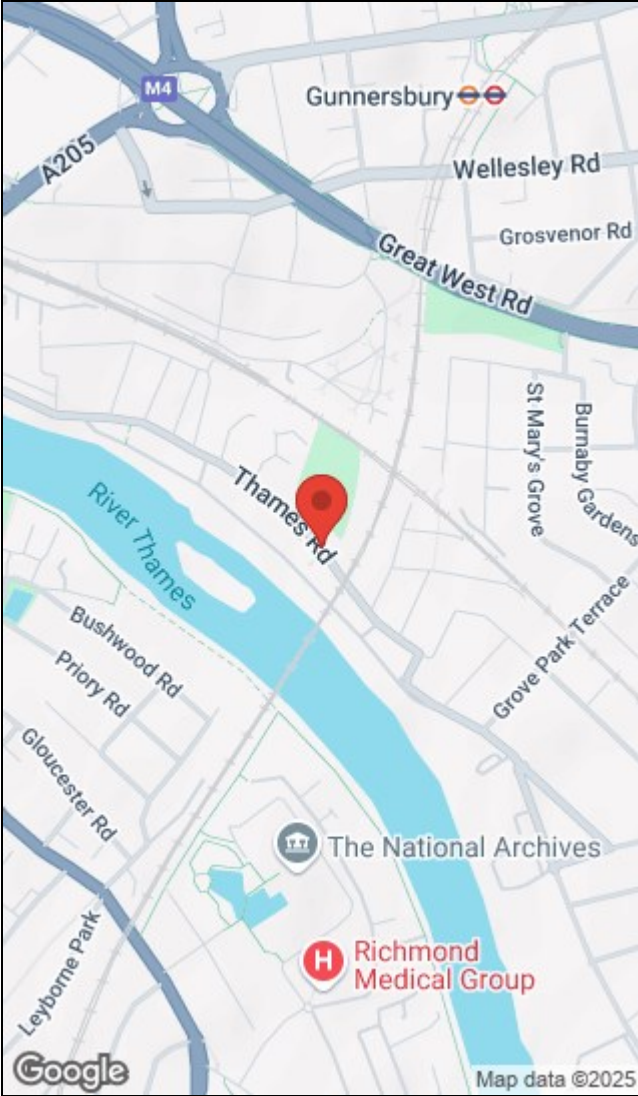
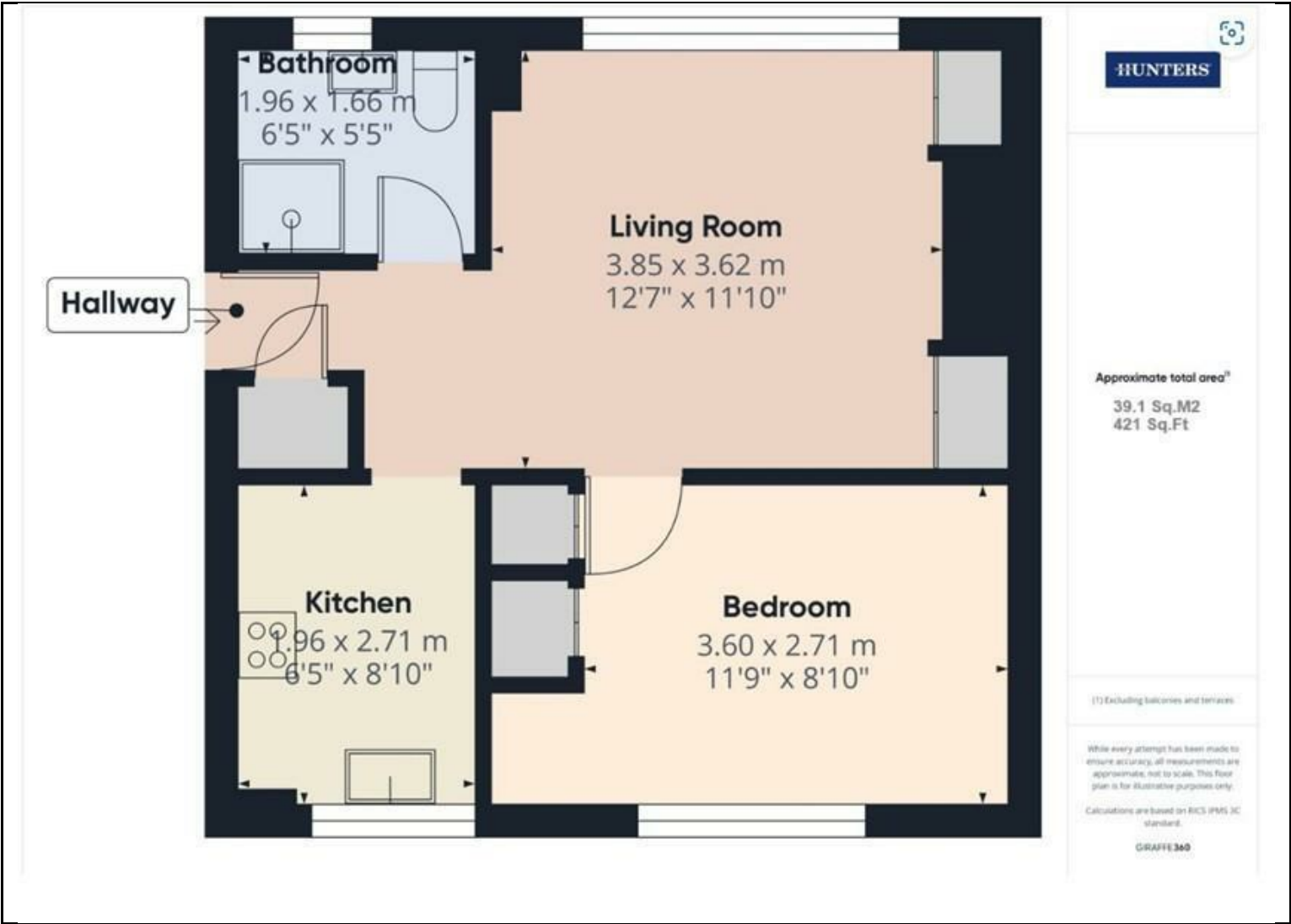
- No Onward Chain
- One Double Bedroom
- Modern First Floor Apartment
  - Riverside Location
  - Communal Gardens
  - Ample Storage Space
- An Outbuilding Storage
  - Long Lease
- Low Service Charges
- Modern Method of Auction











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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