



Nicholas Court, London, W4 2TS

£450,000

**WHITMAN & CO.**

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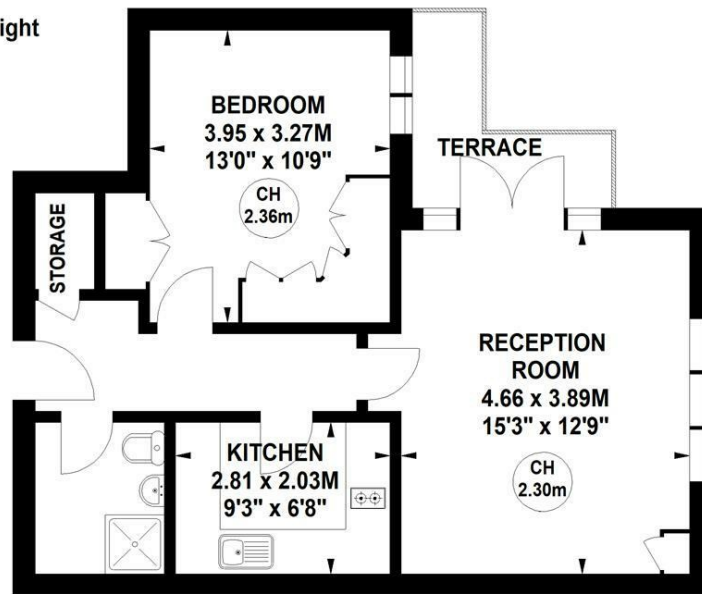
- Private riverside development
- Dual-aspect reception room
- Recently fitted kitchen and bathroom
- Spacious one bedroom apartment
- Secure underground parking
- No onward chain

Tenure - Leasehold  
 Lease length - 975 Years remaining  
 Ground Rent - £125 pa  
 Service Charge - £2374.18 pa  
 Local authority - Hounslow  
 Council tax - Band D

## Nicholas Court, Corney Reach Way, W4

Approximate gross internal area  
 50.72 sq m / 546 sq ft

Key :  
 CH - Ceiling Height



### First Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only

## THE PROPERTY

A spacious one-bedroom apartment located in a sought-after private riverside development in Chiswick. The apartment is located on the first floor and has lift access, as well as secure underground parking. The accommodation includes a dual-aspect reception room, a recently fitted kitchen and shower room, a double bedroom with fitted wardrobes, an entrance hallway with storage cupboard and a balcony with views towards the river. The Corney Reach development is situated adjacent to Chiswick Pier, a popular spot for watching the Boat Race. The Thames Path is easily accessible from here and offers a virtually uninterrupted riverside walk to central London in one direction and Hampton Court Palace in the other. Chiswick High Road, which is home to a range of shops, boutiques, bars, and restaurants, is a 20-minute walk away. There are tube stations in the area and Chiswick railway station, with its direct service to London Waterloo, is just a 15-minute walk away. The property is being sold with no onward chain.

## SITUATION



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