

Sutton Court Road, London, W4 3EQ

Guide Price £395,000

**WHITMAN & CO.**

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- Top floor period conversion flat
- Large communal garden
- Close to numerous amenities
- Handsome red-brick building
- Well proportioned rooms
- No onward chain

Tenure - Leasehold + share of freehold  
 Lease Length - 105 Years remaining  
 Ground rent - Peppercorn  
 Service Charge - £1200 pa  
 Local Authority - Hounslow  
 Council Tax - Band C

## THE PROPERTY

A bright, well-proportioned top-floor flat with lovely open aspects set within this attractive red brick period building in the popular 'Grove Park' area of Chiswick, located within close proximity to Chiswick House and Grounds and the River Thames. The flat is well presented throughout with the accommodation comprising a west-facing reception room with space for dining which opens onto the fitted kitchen, a double bedroom, a bathroom with a separate bath and shower, a landing area with fitted cupboard, wood floors, large loft storage and a substantial communal garden. Transport links include Chiswick Station, local bus routes and the A4/M4 for routes in and out of London. The property is within a short walk of Chiswick High Road's shops, cafes and restaurants. No chain.

## Sutton Court Road, W4

Approximate gross internal area

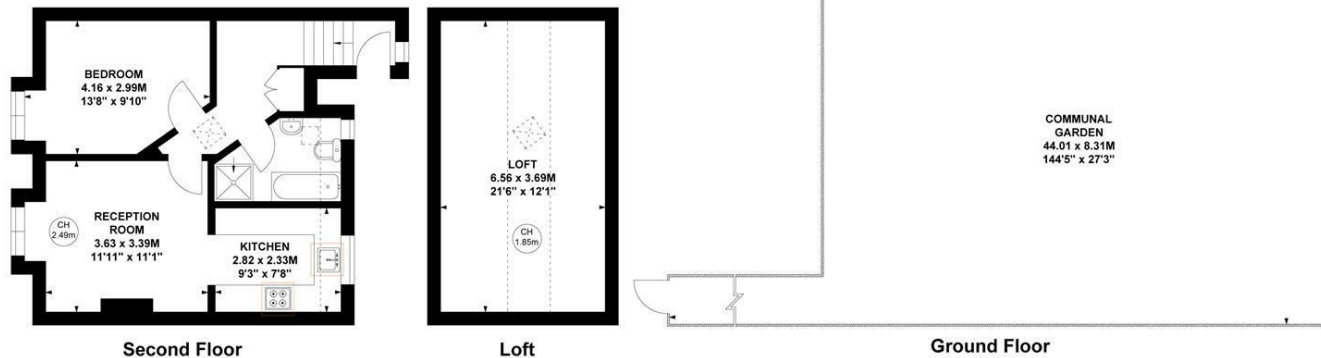
**44.65 sq m / 481 sq ft**  
 (Excluding Loft)

**Loft**

**24.09 sq m / 259 sq ft**

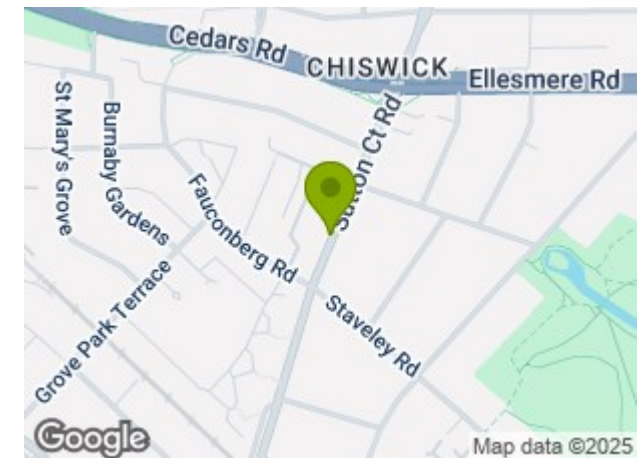


**Key :**  
 CH - Ceiling Height



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

## SITUATION



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