



Homecross House, Chiswick, W4 1YA

Guide Price £275,000

**WHITMAN & CO.**

SALES · LETTINGS · COMMERCIAL

- Retirement flat
- Central Chiswick location
- Kitchen with window
- Extended lease
- Communal garden and sitting room
- No onward chain

Tenure - Leasehold  
 Length of lease -99 years remaining  
 Ground Rent - £451.20 pa  
 Maintenance Charge - £3,438.02 pa  
 Local Authority - Hounslow  
 Council Tax - Band D

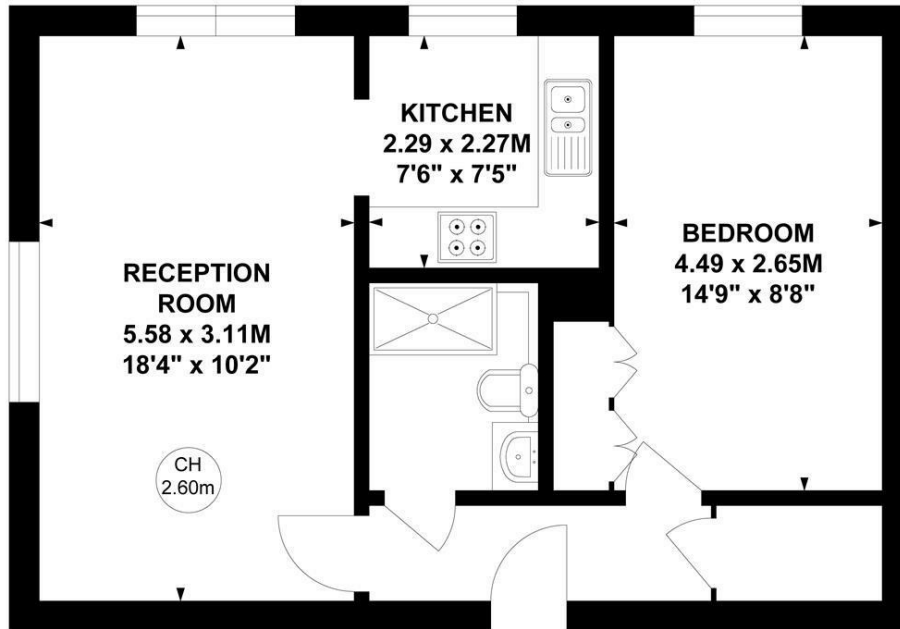
## THE PROPERTY

A first-floor purpose-built retirement flat ideally located in this central location, with Chiswick Common to the rear of the development, whilst the front entrance on Fisher's Lane is just moments from the main high road with its array of shops, cafes and restaurants. This first-floor (with lift) apartment comprises a spacious double bedroom with fitted wardrobes, an 18'4 dual aspect reception room, a fitted kitchen with a window, a shower room, an entrance hall with a large storage cupboard and an extended lease with 99 years remaining. The development benefits from residents' living room and communal gardens, a house manager, laundry room and residents parking. Local transport links include Turnham Green tube station, numerous local bus routes with convenient vehicular access via the A4/M4 to Central London, Heathrow and the west. Single residents must be over the age of 60 years or in the case of couples, one must be over the age of 60 years and the other over 55 years. Pets are welcome (with consent from the managing agents). No onward chain.

## Homecross House, W4

Approximate gross internal area  
**46.48 sq m / 500 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

## SITUATION



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