



andrew nunn
ASSOCIATES

HEMLOCK HOUSE

£455,000
21 Fishers Lane
London, W4 1YA



PROPERTY SUMMARY

Rarely available two-bedroom flat in Homecross House, the ever-popular retirement community in a central yet discreet location in Chiswick. Enviably-positioned overlooking Chiswick Back Common, this ground floor unit has a modern presentation and a back door opening onto a patio.

Occupying 604 Sq.ft/56.2 Sq.m and comprising an entrance hall with storage cupboard, living room opening to kitchen, main bedroom with built-in wardrobe, second bedroom and shower room.

Located a short walk from the buses, trains, shops and amenities of Chiswick High Road.

Homecross House was built in 1985 for over 60's and comprises 110 flats. The residents benefit from an on-site manager, remote support via a care line, residents' lounge, laundry, well-maintained communal gardens and guest facilities. The whole development is wheelchair friendly and there are frequent optional organised activities.

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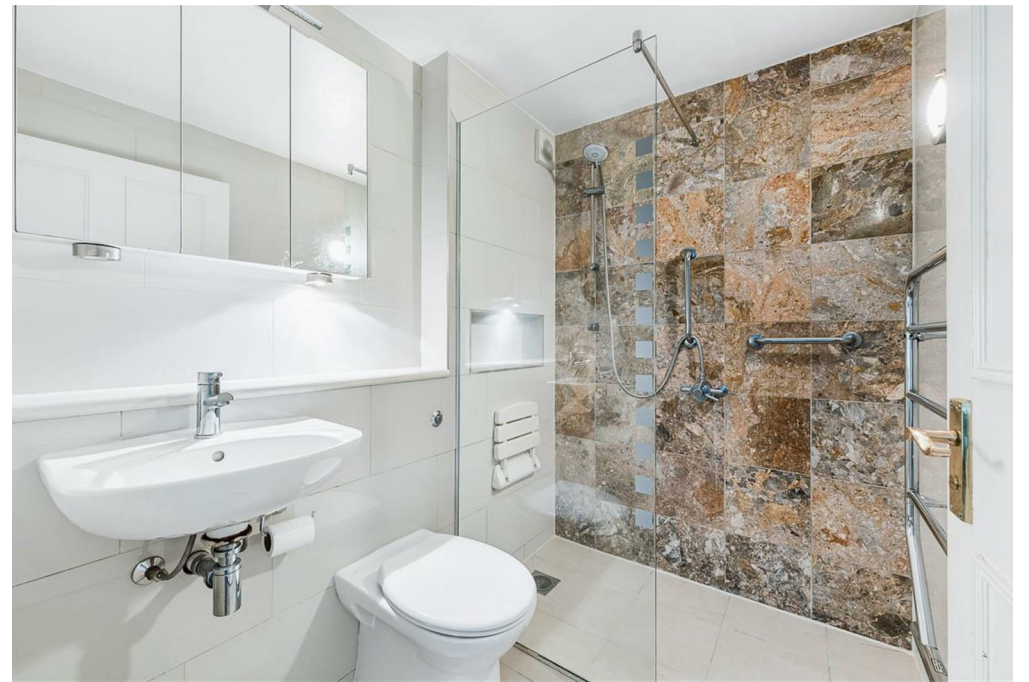


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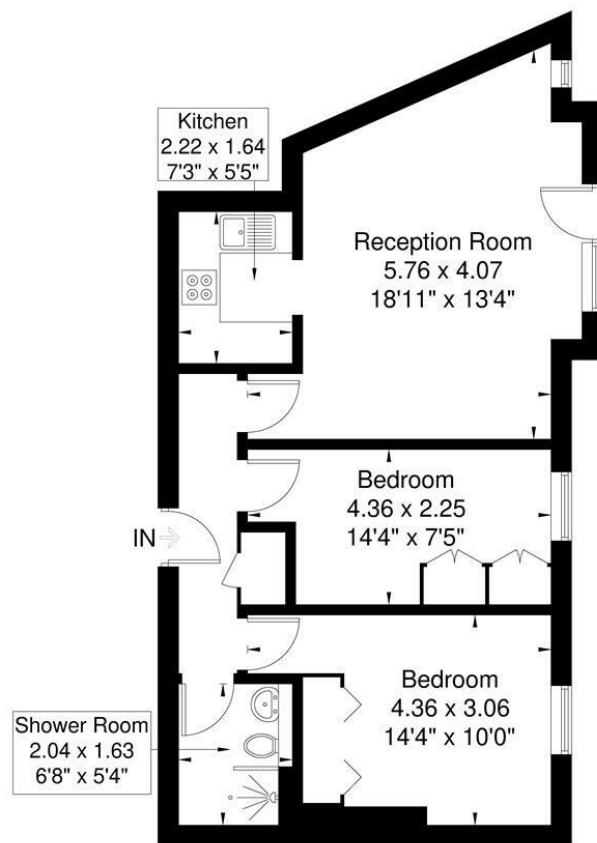
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Homecross House

Approximate Gross Internal Area = 56.2 sq m / 604 sq ft



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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LOCAL AUTHORITY

London Borough of Hounslow

TENURE

Leasehold

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

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OFFICE DETAILS

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