



Anthony Court  
Larden Road, W3





A modern contemporary one bedroom apartment positioned on the second floor of this purpose built block located on the borders of Chiswick and Acton.

The flat is decorated in neutral colours throughout, with wood floors, integrated kitchen and modern bathroom suite, double bedroom with built in wardrobes and open plan reception room with large window overlooking the neighbouring area.

Residents of Anthony Court also benefit from bicycle store, communal gardens, lift access and on-site concierge/porter.

Located on Larden Road between the junctions with Valetta Road and Cobbold Road; both Turnham Green and Stamford Brook tube stations are equally 0.7 miles away. The local shopping amenities of Askew Road are within walking distance, with the more comprehensive restaurants, cafes and shops of Chiswick High Road being 0.9 miles away

- Second Floor Modern Apartment
- Double Bedroom with Fitted Wardrobes
- Open Plan Kitchen/Reception Room
- Contemporary Bathroom
- Lift Access and Allocated Parking

Asking Price £425,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold 982 years 8 months (999 years (less 5 days) from 21 December 2009)

**Service Charge:** £2145 to include buildings insurance, cleaning and upkeep of communal parts.

**Ground Rent:** £300

**Local Authority:** Hammersmith & Fulham

**Council Tax Band:** D

**Chestertons Chiswick Sales**

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# Anthony Court, W3

Approximate gross internal area

51.40 sq m / 553 sq ft

Key :  
CH - Ceiling Height



## Second 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

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