

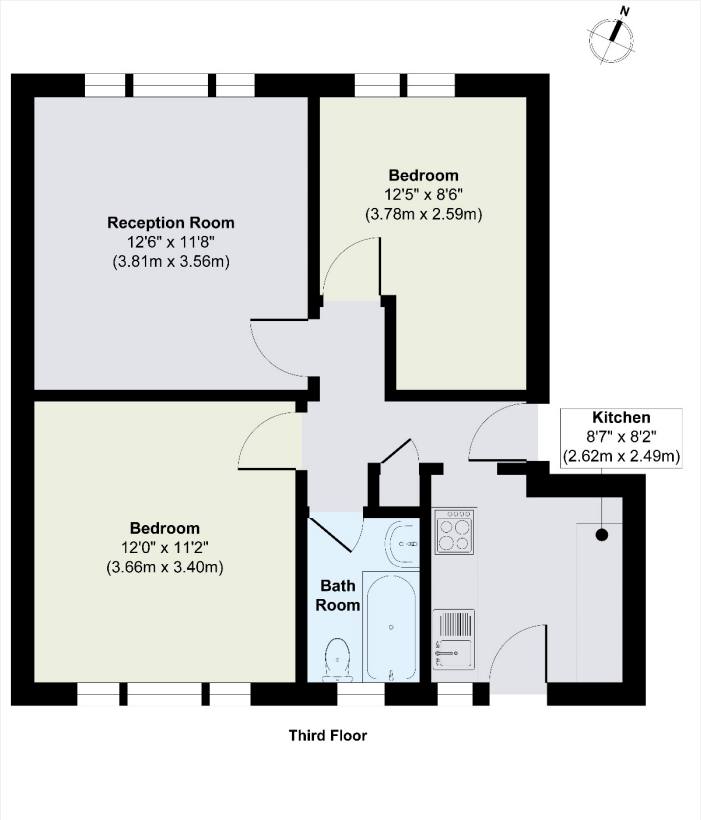
RIVERHOMES

Hartington Court
Chiswick W4

£399,950
Leasehold



A well-presented two bedroom apartment on the top floor of Hartington Court, a prominent Art Deco building designed by John E Adams and completed in 1938. Set behind secure gates on the banks of the River Thames, the building has a distinctive period character and an unusually tranquil riverside setting. Positioned towards the side of the building, the apartment enjoys elevated views across the neighbouring boat club and towards the river beyond. The accommodation comprises a generous reception room, two double bedrooms, a bathroom and a fully fitted kitchen, with the proportions and sense of space associated with the period. One of the property's particular pleasures is the beautifully maintained communal riverside gardens. Residents can sit on the benches overlooking the Thames, enjoy a morning coffee by the water or make the most of the gardens on warmer days, with plenty of space to sit and sunbathe beside the river. **Lease term: 930 years remaining.**



ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

KEY INFORMATION

- Local authority:** London Borough of Hounslow
- Internal area:** 559 sq. ft. / 51.93 sq. m.
- Council tax band:** D - £2,185.56 per annum approx.
- Service charge:** £5,634.50 per annum approx.