



Watchfield Court, Sutton Court Road
London, W4

HAMPTONS
INTERNATIONAL

Beyond your expectations

A top floor penthouse mansion flat. EPC: D

Hamptons International

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Top Floor Mansion Flat | Two Bedrooms | Hallway | Kitchen | Bathroom | Off-street Parking | Lift | Views across Chiswick.

Asking Price £799,950 Leasehold

Description

A top floor penthouse mansion flat, situated within this popular Art Deco portered block, offering two double bedrooms and delightful views. The property also has a receiving hall with doors off to a south west-facing living room, kitchen and a family size bathroom. Benefits also include off-street private parking, a share of the freehold and no onward chain.

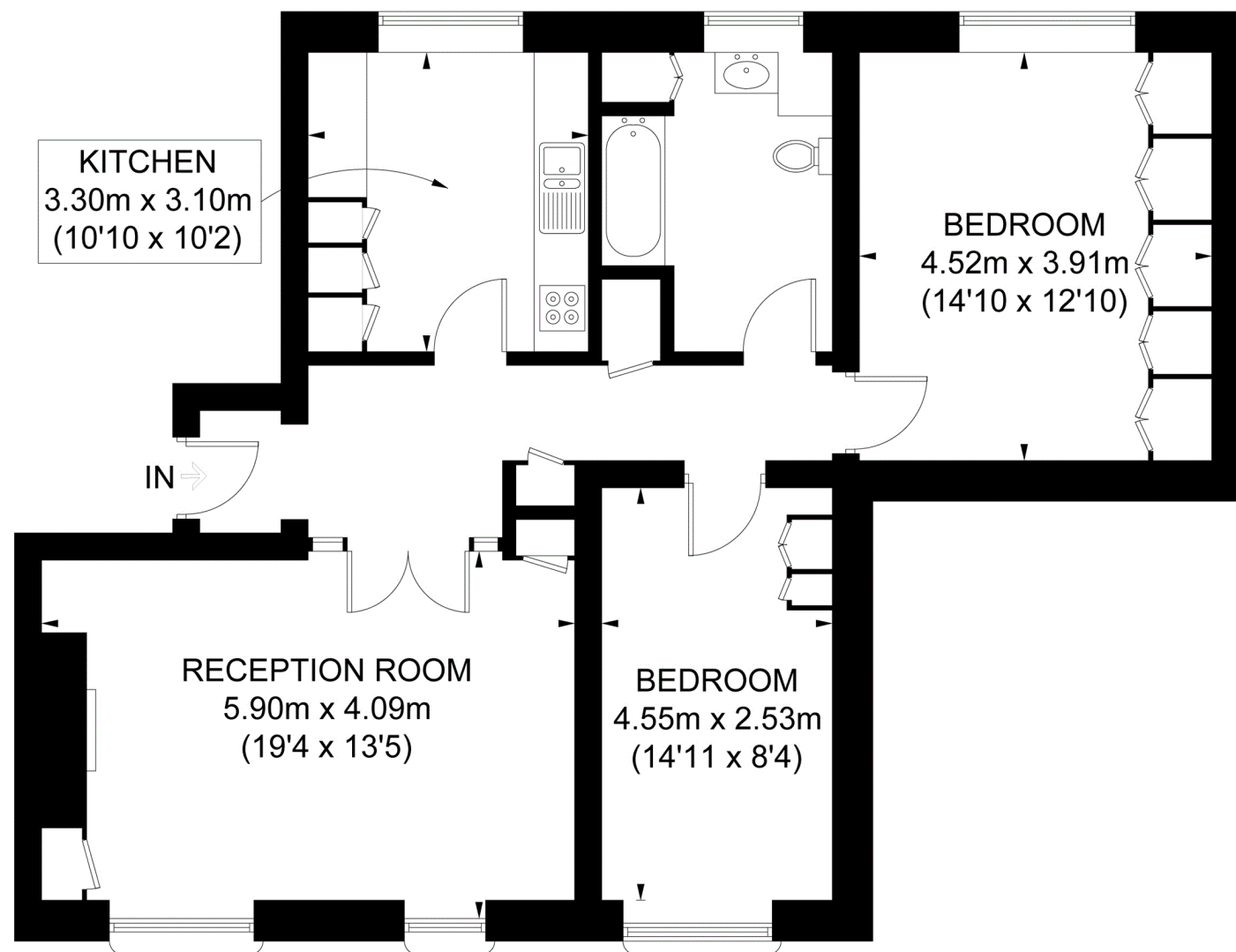
Location

Watchfield Court is located at the south end of Turnham Green, off Sutton Court Road, opposite Chiswick Town Hall.

It's less than 300m walk from Chiswick High Road, with its shopping and many eateries. It is also 550m walk from Chiswick Park and 700m from Gunnersbury underground stations. From Sutton Court Road the E3 or 272 bus takes you to Chiswick rail station for access to London Waterloo (27 minutes). It is also 400m by car to the junction with the A4 leading into London or towards the M4 westbound.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	56	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



SUTTON COURT ROAD



APPROXIMATE GROSS INTERNAL AREA
939 SQ. FT. (87.2 SQ. M.)

FOURTH FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (Ref: 165816)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

