



{ MALTHOUSE DRIVE, LONDON, W4




Hamptons  
THE HOME EXPERTS



# { THE PARTICULARS

**Malthouse Drive, London, W4**

**Asking Price £625,000**  
**Share of Freehold**

 **2 Bedrooms**  
 **2 Bathrooms**  
 **1 Reception**

## Features

Riverside Development, Private Parking, Master Bedroom, En-Suite Shower Room, Guest Bedroom, Guest Bathroom, Reception Room, Kitchen, Storage, Communal Gardens EPC: C. Council Tax Band: F

## Hamptons

48 Turnham Green Terrace  
London, W4 1QP  
020 8987 8444  
chiswick@hamptons.co.uk  
www.hamptons.co.uk

A purpose built two bedroom flat, with private parking, on the top floor in this gated riverside development.

## The Property

A purpose built two bedroom flat on the top floor in this gated riverside development. You enter this spacious flat via a private lobby with excellent storage which leads to the hall from where all the rooms are accessed. There is a master bedroom with built in storage and en-suite shower room, guest bedroom and guest bathroom. The well designed kitchen is separate to the living/dining room which has a fireplace focal point. There is one allocated parking space.

## Location

There is private access through communal gardens to walks by the River Thames. The option of London Underground, Train and Bus is available with Chiswick Station, South West Trains to Waterloo via Clapham Junction 1.4k away. It is also 1.4 k to Turnham Green Station, zone 2 District Line. The E3 bus stop is 350 metres. Hogarth Roundabout with access to the A4 East and Westbound is 1.3k away

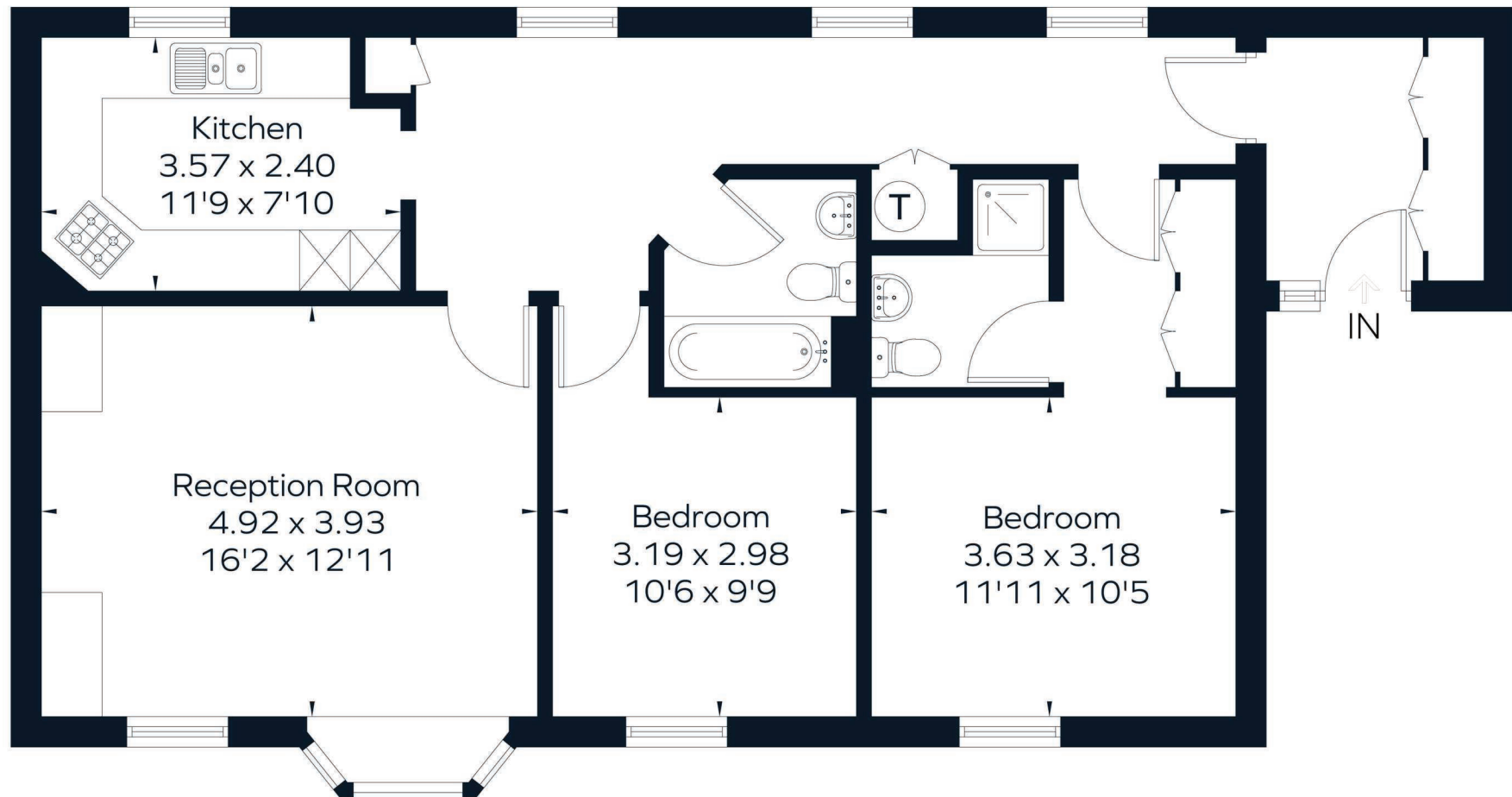
## Additional Information

Share of Freehold; with 999 year lease from 1995. Service charge; £3000 per year, Ground rent; n/a, review period; n/a



# { A TWO BEDROOM FLAT IN RIVERSIDE DEVELOPMENT WITH PARKING.

Approximate Area = 85.1 sq m / 916 sq ft



## Second Floor

Drawn for illustration and identification purposes only.  
fourwalls-group.com 273455

### 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
95-100 A		
81-94 B		
69-80 C		72 76
55-68 D		
43-54 E		
31-42 F		
1-10 G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

