

# RIVERHOMES

Lattimer Place  
Chiswick W4

£1,350,000  
Freehold



## Lattimer Place Chiswick W4

Located in this prestigious riverside development is this lovely four bedroom mid-terrace modern townhouse, with outstanding views from the front of the house towards the Hammersmith bend of the River Thames and to the rear over Chiswick Pier and Barnes beyond. Located in a quiet cul de sac, built in the early 1990s by Persimmon Homes this charming house offers the perfect space for family living plus the opportunity to expand (STPP) by way of a rear and loft extensions. To the ground floor is the garage with off-street parking, downstairs

toilet and utility area, and kitchen/dining room (kitchen fully renovated in 2015) leading onto a mature garden with rear access to the property. The first floor comprises the living room, large double bedroom and family bathroom. Finally to the top floor are three further double bedrooms, one with en suite bathroom. This riverfront development is only a five minute walk to both Chiswick House & Gardens and Dukes Meadows, with its charming Sunday Farmers Market. It is located close to the A4 for ease of access both into and out of London.

### KEY FEATURES

**4 bedrooms**

**River views from front and rear**

**Garage**

**Off-street parking**

**Mature garden**

**Quiet cul de sac**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	1,681 sq. ft. / 156 sq. m.
<b>No. of bedrooms:</b>	4
<b>Tax Band:</b>	G
<b>Service charge:</b>	£170 annually approx.

