

# RIVERHOMES

Hartington Road  
Chiswick W4

£475,000  
Leasehold



# RIVERHOMES

West London Branch  
28 Thames Road  
London  
W4 3RJ

020 8995 0500  
www.riverhomes.co.uk

A two bedroom top floor apartment, situated in the sought-after landmark Art Deco gated development of Hartington Court. This apartment has a bright reception room offering fantastic views across the River Thames towards Kew & Chiswick bridge. The property comprises a fitted kitchen, two double bedrooms with fitted wardrobes and a family bathroom. Further benefits include unallocated secure parking, and a well-maintained communal river garden. The property is situated moments from the sought-after Grove Park area of Chiswick and within walking distance of Strand on the Green's historic riverside pubs and eateries. Chiswick National Rail station is only a short walk away and for the motorist the A4 / M4 is also close at hand. Council tax band E.

## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Service charge:</b>	£4,500.00 per annum approx.
<b>Ground rent:</b>	£200.00 per annum approx.
<b>Internal area:</b>	568 sq. ft. / 52.77 sq. m.

