



Beautifully bright and spacious three bedroom flat situated in a popular mansion block in central Chiswick.

**Watchfield Court, Sutton Court Road, London, W4**

£1,000,000 Share of Freehold





### Local Information

Watchfield Court is a highly regarded development situated in Central Chiswick with the extensive shopping, bars and restaurants on Chiswick High Road only approximately 0.2 miles away. It is well positioned for Chiswick Park underground station (District line) approximately 0.4 miles away and Gunnersbury underground / overground station is approximately 0.5 miles away. It is also well positioned for direct access to central London, Heathrow Airport and South West England via the A4/M4.

### About this property

A unique opportunity to acquire this secure and spacious three bedroom flat situated on the ground floor of the popular mansion block of Watchfield Court, superbly located for local amenities of Chiswick High Road and Turnham Green.

The main reception room is situated at the rear of the flat. This impressive room benefits from fabulous natural light due to the large windows overlooking the communal gardens. There is a feature fire place. This room leads through to a wonderful dining room which is perfect for entertaining. Opposite is the well equipped kitchen with modern appliances throughout.

The three bedrooms are an excellent size and boast impressive volumes with the significant ceiling height and excellent built in storage. One of the bedrooms is being used as a home office. The large stylish

bathroom has an individual shower plus there is also a separate cloakroom.

Outside there are significant communal grounds with mature trees and green areas. There is also a concierge and two off-street parking spaces.

Overall this is a wonderful example of a grand apartment, with particularly impressive proportions.

Please note all furniture is included in the sale.

### Tenure

Share of Freehold

### Local Authority

London Borough of Hounslow

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Chiswick Office.  
Telephone: +44 (0) 20 8987 5550.









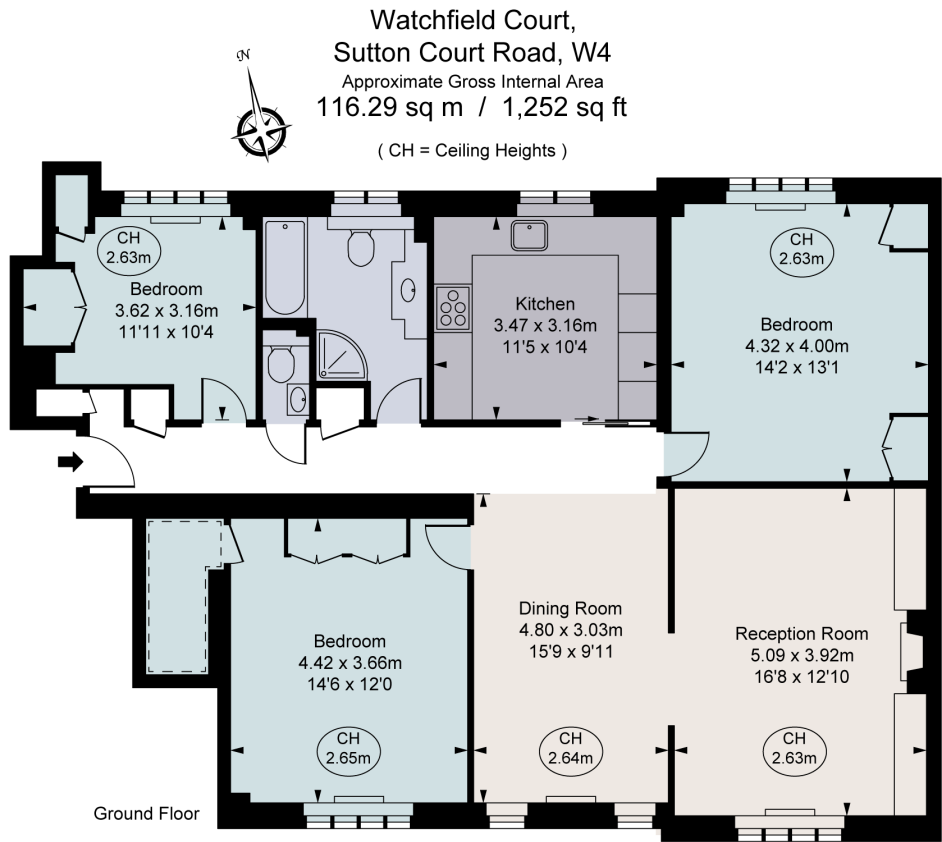
Watchfield Court, Sutton Court Road, London, W4  
Gross Internal Area 1,252 sq ft, 116.3 m²

onTheMarket.com


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savills.co.uk

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This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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