

Sutton Court Road, London, W4 3HT

Guide Price £1,250,000

**WHITMAN & CO.**

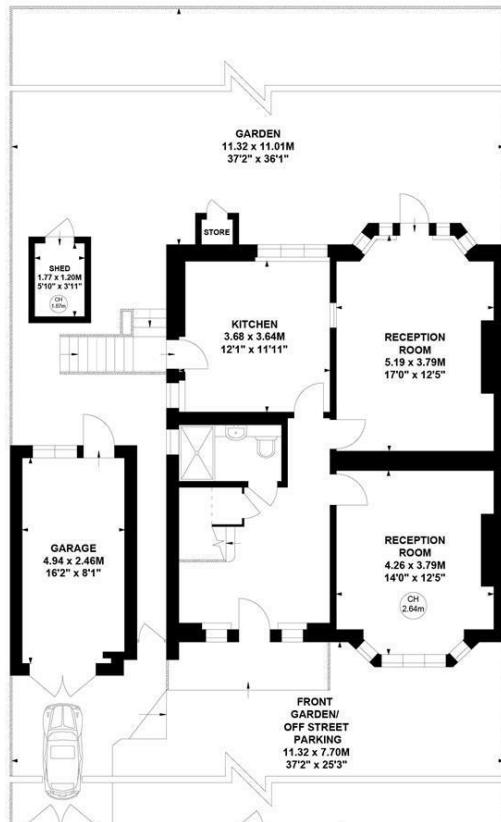
SALES · LETTINGS · COMMERCIAL

- Unmodernised semi-detached house
- Wide frontage with off street parking
- Potential to extend and remodel
- Five double bedrooms
- Good school catchments
- No onward chain

Tenure - Freehold  
Local Authority - Hounslow  
Council Tax - Band G

## THE PROPERTY

An unmodernised semi-detached family home with a substantial frontage and off-street parking located in the Grove Park area of Chiswick. The house is arranged over two floors with potential to modernise and extend, subject to the necessary consents. The accommodation comprises five double bedrooms, two bathrooms, a spacious entrance hall, two spacious reception rooms, a kitchen, a garage, a large loft and a private rear garden. Local amenities include Fauconberg Parade, with its array of shops and restaurants, including an award-winning deli, Strand on the Green riverside, and Chiswick House and Grounds. Chiswick High Road's more extensive facilities are also easily accessible. Transport links include Chiswick mainline station, Gunnersbury tube/mildmay station, local bus routes and the A4/M4 for routes in and out of London. No onward chain. The house has been vacant for over 2 years, so it qualifies for VAT exemption on refurbishment works.



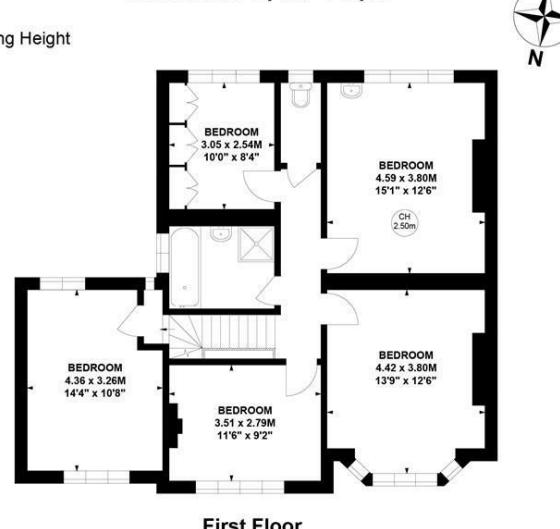
Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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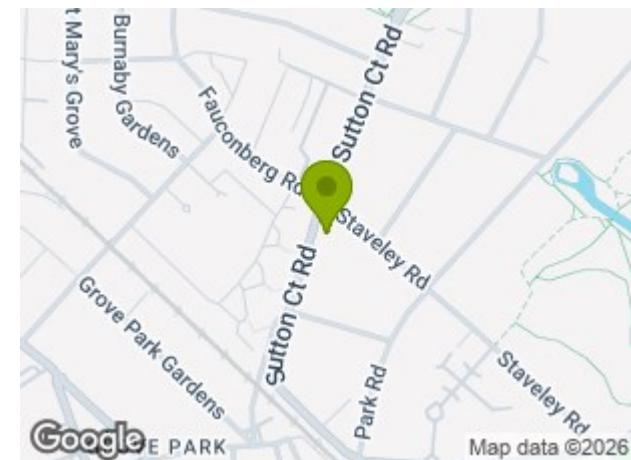
Approximate gross internal area  
**170.08 sq m / 1831 sq ft**  
(Including Garage, Shed & Store)  
Garage : 12.06 sq m / 130 sq ft  
Shed : 2.12 sq m / 23 sq ft  
Store : 0.45 sq m / 5 sq ft

Key :  
CH - Ceiling Height



First Floor

## SITUATION



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