



Millers Court, Chiswick Mall, W4



Millers Court, W4

£1,000 per week Unfurnished

riverhomes are delighted to bring to market this recently refurbished and extended townhouse close to the river Thames. The development, which was built by Trafalgar House in 1970, also has access to a very well maintained communal riverside garden. The property which has not come to market since 1975 offers flexible and extended accommodation, in excess of 1,900 sq. ft., is presented in excellent condition throughout and briefly comprises a lovely modern fitted kitchen/dining/living area with bi-folding doors to the private West facing rear garden, ideal for "al fresco" living, attractive first floor reception, (which could be used as a fifth bedroom) master bedroom with en suite and private roof terrace offering side on river views, three further double bedrooms and two further bathrooms (one en suite). Further benefits include underfloor heating to the ground floor (water based to rear extension), reverse cycle air conditioning and heating system, ground floor cloakroom, separate utility room, off-street parking to the front and the wonderful riverside gardens. Millers Court is located just off the historic Chiswick Mall and offers excellent transport links with easy access to the A4 / M4 and Stamford Brook Underground station.



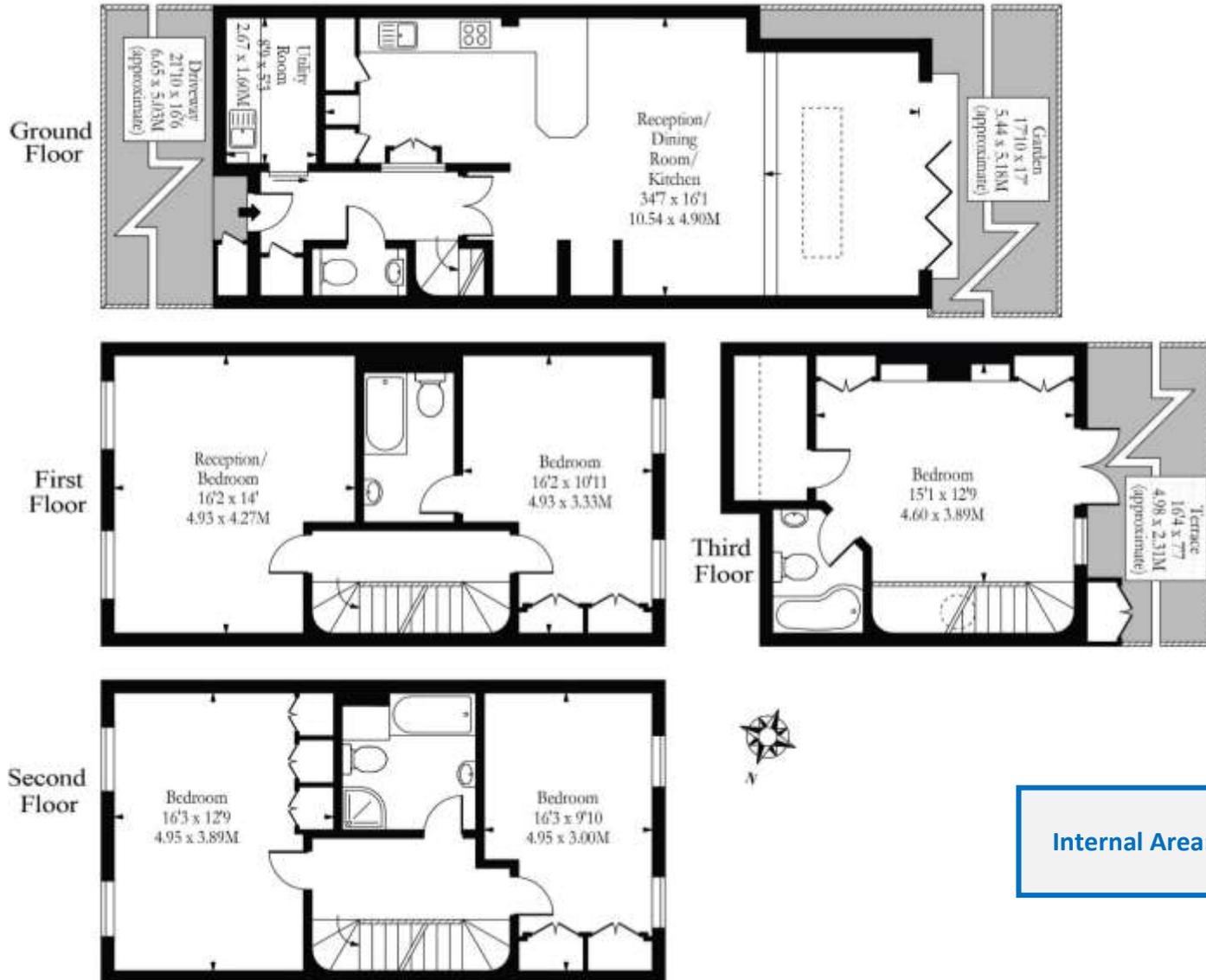
Key information

- **Local Authority:** London Borough of Hammersmith and Fulham
- **Internal Area:** 1,939 sq. ft. / 180.14 sq. m.
- **EPC rating G**
- **Four bedrooms and three bathrooms**
- **Recently refurbished and extended townhouse**
- **Lovely modern fitted kitchen diner with bi-folding doors**
- **Private rear garden**
- **Private roof terrace**
- **Underfloor heating to the ground floor**



Floorplan & EPC

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	34
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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For clarification; These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us. Illustration Purpose Only - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purpose only, is not to scale and should be used as such by any prospective purchaser.