



## Marlborough Court, Chiswick, London W4

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### Marlborough Court – Overview

If you're seeking an ideal real estate investment in the UK capital, Marlborough Court, London, W4, offers the perfect opportunity to acquire a prestigious and luxurious property within easy reach of Heathrow Airport, central London and Chiswick, one of the most cosmopolitan, fashionable and desirable areas in the city. In addition, Chiswick enjoys an emerging role as the new international commercial hub for major global organisations with a base in London.

Marlborough Court offers an exclusive choice of just 19 superbly appointed two bedroom apartments of exceptionally generous size. Ideal for short stays or long-term living, their location on a direct route to both Heathrow and London city centre make them ideal for the international investor seeking a strategic UK base for business, leisure, family or educational purposes.

<b>Developer</b>	Presented by Wrenbridge (Chiswick) Limited
<b>Architect</b>	Westwoods
<b>Managing Agents</b>	GVA Grimley
<b>Local Authority</b>	London Borough of Hounslow
<b>Tenure</b>	999 year leasehold
<b>Service Charge</b>	£2,651 per annum per apartment
<b>Ground Rent</b>	2 beds - £400 (ground rents payable per annum)
<b>Council Tax</b>	£2,800.94 (Band H – in excess of £320,000pa)
<b>Building Insurance</b>	Premier Guarantee
<b>Development</b>	<ul style="list-style-type: none"> <li>* The scheme comprises of 19 two bedroom apartments, vast majority have balconies.</li> <li>* Harvey Nicholas head office located on the ground floor.</li> <li>* Situated less than a 3 minute walk from Gunnersbury station (Zone 3).</li> <li>* Careful interior design to maximise natural light.</li> <li>* High quality finishes throughout.</li> <li>* Integrated appliances with central heating.</li> <li>* Secure basement car parking available at an additional £25,000 per space.</li> </ul>
<b>Floor Area</b>	853 sq. ft. – 895 sq. ft.
<b>Price</b>	From £585,000
<b>Transportation</b>	<ul style="list-style-type: none"> <li>* 2 mins walk to Gunnersbury tube station (District Line) which connects to: <ul style="list-style-type: none"> <li>- Hammersmith 8 mins</li> <li>- South Kensington 16 mins</li> <li>- Sloane Square 18 mins</li> <li>- Knightsbridge 21 mins</li> <li>- Westfield Shopping Centre 25 mins</li> <li>- Westminster 24 mins</li> <li>- Oxford Street 30 mins</li> <li>- Heathrow Airport 31 mins</li> <li>- St Pancras International 34 mins</li> </ul> </li> </ul> <p>(times are based on information provided by Transport for London and are based on a good service).</p>

## Specification

Whilst all of the apartments at Marlborough Court conform to the most demanding expectations, you are offered a choice of 2 bedroom apartments with or without balconies.

In all the apartments, the fixtures and fittings are of the same exceptional quality with special care having been taken to source every item so that it confirms to rigorous standards of material, design and build quality. Style and elegance thus combine effortlessly with robustness and durability.

<b>Windows</b>	Double glazed windows, with double glazed doors to balconies
<b>Balconies</b>	Where applicable balconies constructed with glass balustrading and brushed stainless steel handrails and hardwood timber decking
<b>Flooring</b>	Hardwood engineered flooring to living areas and ceramic tiles to bathrooms with carpet to hallways and bedrooms
<b>Joinery</b>	Bespoke wardrobes to bedrooms with hanging clothes rails and feature storage shelves
<b>Ironmongery</b>	Satin finished lever handles
<b>Decoration</b>	All joinery stained with satin wood stains, walls and ceilings decorated white emulsion
<b>Electrics</b>	Down lighters to all areas. Low energy units in hallway, individually zoned 5-amp wall plug/switch sockets where appropriate. Stainless steel switch plates and flush white sockets, stainless steel shaver sockets to bathrooms, video entry phone system, TV/FM/Satellite, telephone points, smoke/heat detectors where applicable as standard
<b>Kitchens</b>	Fitted with custom designed cabinets. Work surface constructed from granite fitted with under-slung stainless steel bowl and grohe chrome pillar tap. Splash back finished in bespoke glass. Concealed lighting fitted to underside of wall cupboards. Integrated appliances comprise extractor hood, full height Neff fridge freezer, Neff dishwasher, Neff washer/dryer, Neff oven and Neff microwave
<b>Bathrooms</b>	Sanitary ware, comprising wall mounted WC with dual flush control, white steel enamel bath with bath mixer taps. Brassware comprising wall mounted grohe chrome shower head controlled by bath mixer taps. Wash hand basin, chrome tap and mirrored toiletries cabinet with integral lighting. Walls finished in ceramic tiles. Under floor heating as standard and a heated towel rail
<b>Shower Room</b>	Sanitary ware comprising wall mounted WC with dual flush control, hand basin, brassware comprising ceiling mounted chrome shower head and separated wall mounted head on a flexible hose and wall mounted shower controls. Glass shower enclosure and shower platform. Under floor heating, as standard, and a heated towel rail
<b>Cooling &amp; Heating</b>	Air conditioning provided by fan coil units, mounted within ceilings to reception room and master bedroom. Under floor heating throughout
<b>Elevator</b>	Elevator serving all floors
<b>Management &amp; Security</b>	Video entry phone system connected to each apartment. 24 hour CCTV coverage to the entrance lobby
<b>Parking</b>	Secure underground parking available by negotiation

**Terms of Payment**

1. A non-refundable booking deposit of £2,500 is payable on reservation.
2. 10% of the purchase price, (less the booking deposit), is required within 14 days of booking and exchange of contracts (this date will be stipulated on the booking form).
3. Balance 90% of the purchase price payable on completion.  
*(Please provide ID card / passport copy and two utility bill copies or bank statement copies with buyer's name and address)*

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