



Hartington Road, Chiswick, W4



Hartington Road, W4

£4,000,000 Freehold

Set back from Hartington Road is this stunning family home, with driveway providing off-street parking for several cars.

This versatile five bedroom semi-detached house offering circa 3,000 sq. ft. of living accommodation is located within the Grove Park Conservation Area, a short distance from Chiswick National Rail station. The accommodation is presented over three floors and offered in excellent condition throughout. On the ground floor, the voluminous entrance hallway leads into the modern kitchen, utility room and spacious open-plan family area with bi-fold doors out onto the long and wide river garden. At the front of the property, there is a spacious double reception room with high ceilings and original wood floors. The ground floor also benefits from two storage cellars and a cloakroom with a spiral staircase leading up to a mezzanine floor laundry room. The first floor houses the magnificent master suite, with walk-in wardrobe leading onto an en suite bathroom, and a further double bedroom also with an en suite bathroom. To the top floor are the family bathroom, and three double bedrooms, two of which have balconies. The property's most incredible feature is its spectacular river garden, stretching approx. some 230 ft. and finishing on the banks of the River Thames, with 'riparian' rights to moor a vessel no wider than your garden.

In addition, the garden hosts a cosy studio/gym/cinema room. The property is located close to the A4/M4 and A316/M3 for ease of access both into and out of Central London. Heathrow airport is a 20 minute drive and the Chiswick High Road will cater for all of your everyday needs. EPC rating E.



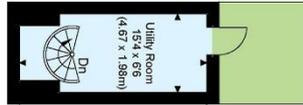
Key information

- **Local Authority:** London Borough of Hounslow
- **Internal Area:** 3,403 sq. ft. / 316.18 sq. m.
- **Semi detached family home**
- **Five bedrooms**
- **Three bathrooms and additional toilet**
- **Spectacular 230 ft. river garden with mooring rights**
- **Studio/gym/cinema room**
- **Air conditioning**
- **Off street parking**

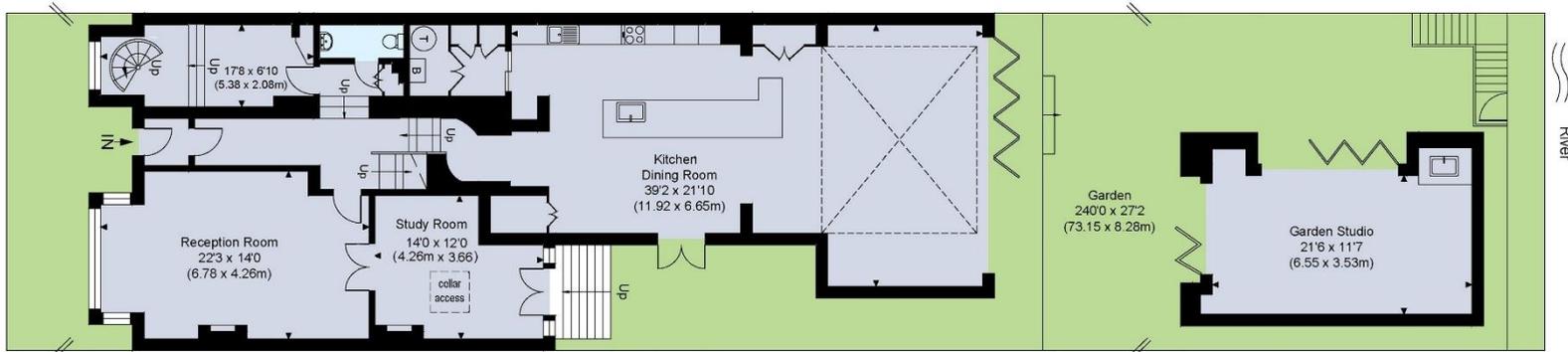


Floorplan

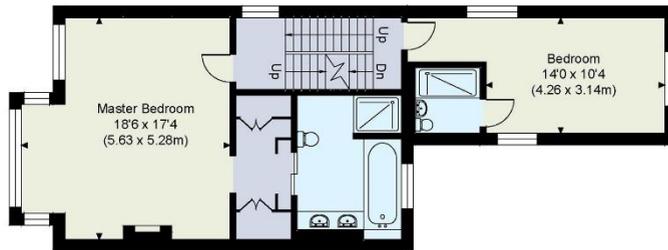
£4,000,000 Freehold



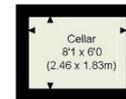
Mezzanine



Ground Floor



First Floor



HARTINGTON ROAD, W4

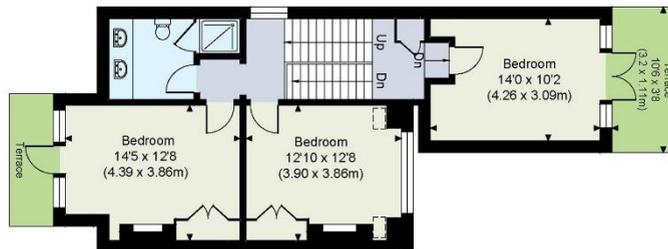
Gross Internal Area: 2988 sq. ft / 277.60 sq. m

Garden Studio: 273 sq. ft / 25.37 sq. m

Cellar: 48 sq. ft / 4.50 sq. m

Mezzanine: 94 sq. ft / 8.71 sq. m

Total: 3403 sq. ft / 316.18 sq. m



Second Floor



020 8996 0600

west@riverhomes.co.uk

28 Thames Road, Chiswick, W4 3RJ

riverhomes.co.uk

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.