

# RIVERHOMES

Spencer Road  
Chiswick W4

£4,650,000  
Freehold



## Spencer Road Chiswick W4

Positioned on one of the Grove Park Conservation Areas premier roads, this attractive six-bedroom family home is one of only six of this particular style and benefits from gated off street parking, a large South West facing garden and a total floor area of 4,477 square feet (416 sqm). Sympathetically refurbished by the existing owners and designed by renowned local architect Pierre Fowell, the Victorian features have been perfectly blended with modern style and conveniences to create versatile, light and attractive accommodation over the ground and raised ground floors and ample bedroom space over the upper floors. Set back

from the road accessed through electric wrought-iron gates on to a paved driveway. Yorkstone steps lead up to the raised ground entrance and give an immediate sense of the property's original grandeur. Upon entering the house, you are greeted by a wide hallway with Victorian Braemer style tiled flooring and a view directly through to the rear extension and the large glass windows that overlook the garden. To the right you will find the original, bay fronted, raised ground floor drawing room. Complete with feature Chesney's fire place, hard wood floors and the original cornices, ceiling rose and double-

glazed sash windows. Across the hall the tiled floor flows in to a convenient and cleverly designed vestibule with a void featuring a bespoke chandelier overlooking the Gym below. To the rear of the house you will enter the formal dining area, next to the wine store, opening to a viewing area which leads to the open plan kitchen/breakfast room all benefiting from floor to ceiling windows looking over the wonderfully landscaped south west facing 66 ft rear garden. The family space spans the full 35ft width of the house and is filled with light from the cleverly designed rear bay window. The German bespoke kitchen is fully equipped with Miele appliances.

### KEY FEATURES

**Semi detached property**

**Six bedrooms**

**Six bathrooms**

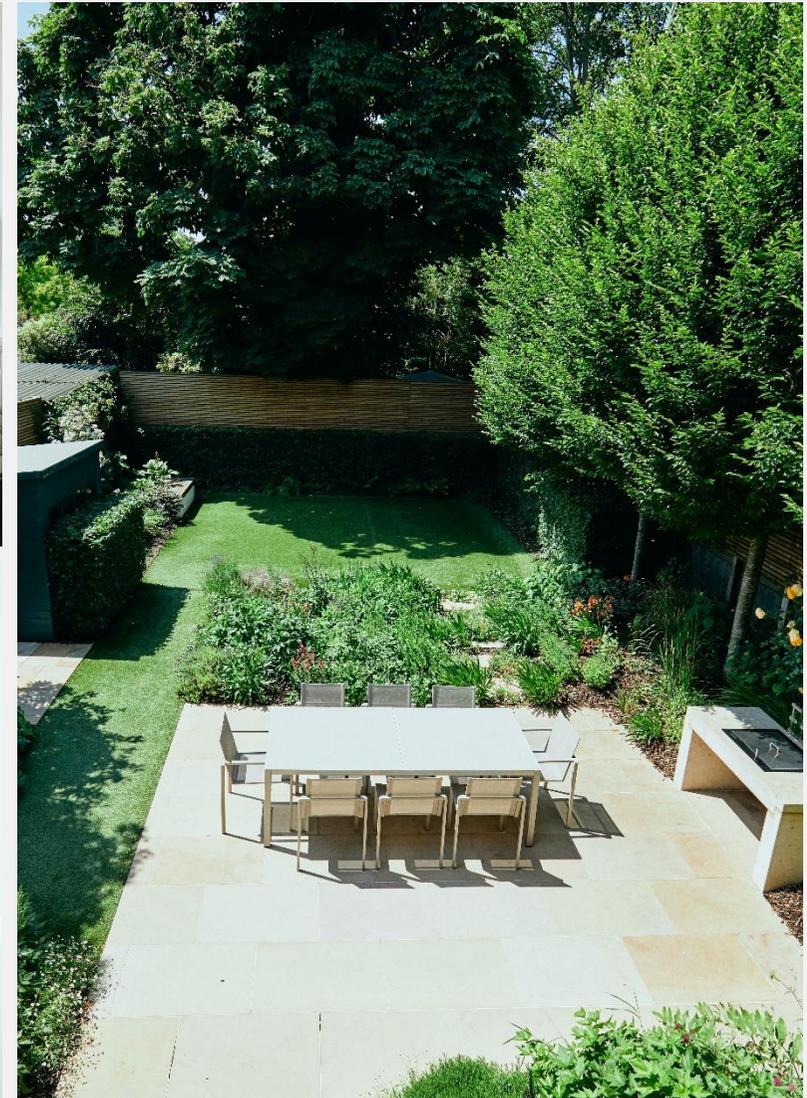
**Off street parking for several cars**

**Southwest facing rear garden**

**Cinema room**

**Gym**

**Sauna**

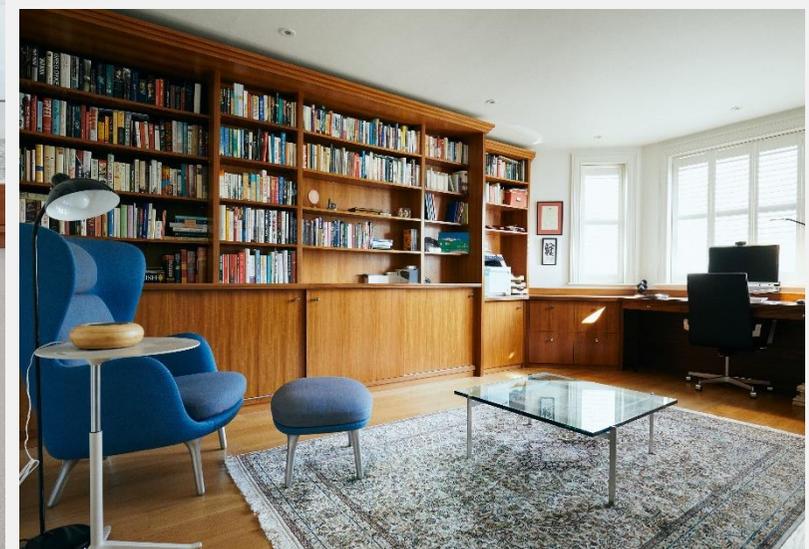


The Ground Floor offers flexible and functional living with an open sitting, home cinema with 100inch projector and a music room overlooking the garden with a double height voided ceiling through to the raised ground family area. On this floor you will also find the Gym room, with double ceiling, front patio access and separate shower room with a Nordic Sauna. The Ground floor further benefits from a generous utility and a large study, with a bay window and bespoke teak wood built in bookshelves, desk and storage which houses the homes central head. On the first floor you will find the dual aspect principal suite. The suite is front to

back, with the bedroom positioned to the rear of the property overlooking the garden. It has the fully fitted dressing area, with bespoke sapele wardrobes to the front, leading to the en-suite bathroom with twin sinks, a bath and separate shower. The first floor also benefits from another double bedroom to the rear, also with garden views. On the second floor you will find a further four double bedrooms, one of which is en-suite and a family bathroom. A fully boarded loft, measuring 850sqft is also accessed from the second-floor landing providing ample storage to compliment this superb family home.

Spencer Road is a highly regarded tree lined road, the house is set half a mile from the iconic Chiswick House and its beautiful gardens as well as the wide-open spaces of Dukes meadow. Local amenities include the well thought of Fauconberg Village, numerous pubs & restaurants and the highly regarded Riverside Club with its exceptional pools (both in and outdoor) Tennis facilities and Gym. Easy access to top London Public schools including St Paul's Boys & Girls as well as Godolphin and Latymer. Chiswick Overground station is located 160 metres from the property, giving easy and frequent access to London Waterloo &

Vauxhall in less than 30 mins. London Heathrow Airport, offering unparalleled international connections, is 10 miles away and can be accessed by car in less than half an hour and by rail within an hour. The M4/M3/M40 is easily accessed from local roads for an easy start to all national car travel. EPC rating B.



## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	82   <b>B</b>	84   <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>		

## KEY INFORMATION

**Local authority:** London Borough of Hounslow  
**Internal area:** 4,477 sq. ft. / 416 sq. m.  
**Tenure:** Freehold

