

# RIVERHOMES

Chiswick Lodge  
Chiswick W4

£1,395,000  
Freehold



## Chiswick Lodge Chiswick W4

Located on the site of the old Chiswick Maternity Hospital, is this wonderful contemporary, architect designed mews townhouse with off-street parking and garage. Built in 2011 this modern home is situated adjacent to the fashionable Chiswick Mall, a stone's throw from the Thames. The ground floor comprises the garage, hallway, toilet, and kitchen with French doors overlooking a beautiful and mature courtyard garden. To the first floor is a large reception room with study and toilet; to the second floor are two double bedrooms (one with en suite shower room) and

family bathroom. The third floor houses the master suite with dressing room, en suite shower room and east-facing balcony for the morning sun. Other benefits include oak wood flooring, under floor heating throughout, rain recycling system, Solar Panel for hot water, Sky Plus multi room, pre-wiring for Crestron home automation system and a security alarm system. The property is conveniently located near the A4 for ease of access both into and out of Central London, within walking distance of the Chiswick High Road Turnham Green London Underground station.

### KEY FEATURES

- Oak wood flooring
- Under floor heating
- Rain recycling system
- Sky Plus multi room
- Security alarm system
- Solar panel for hot water
- Study/4th bedroom
- Integrated garage





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## ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86   B    |
| 69-80 | C             | 80   C  |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## KEY INFORMATION

**Local authority:** London Borough of Hounslow

**Internal area:** 1,772 sq. ft. / 165 sq. m.

**No. of bedrooms:** 3

**Tax Band:** G

**Service Charge:** Approx. £350 per quarter

