

# RIVERHOMES

Grove Park Gardens  
Chiswick W4

£3,500,000  
Freehold

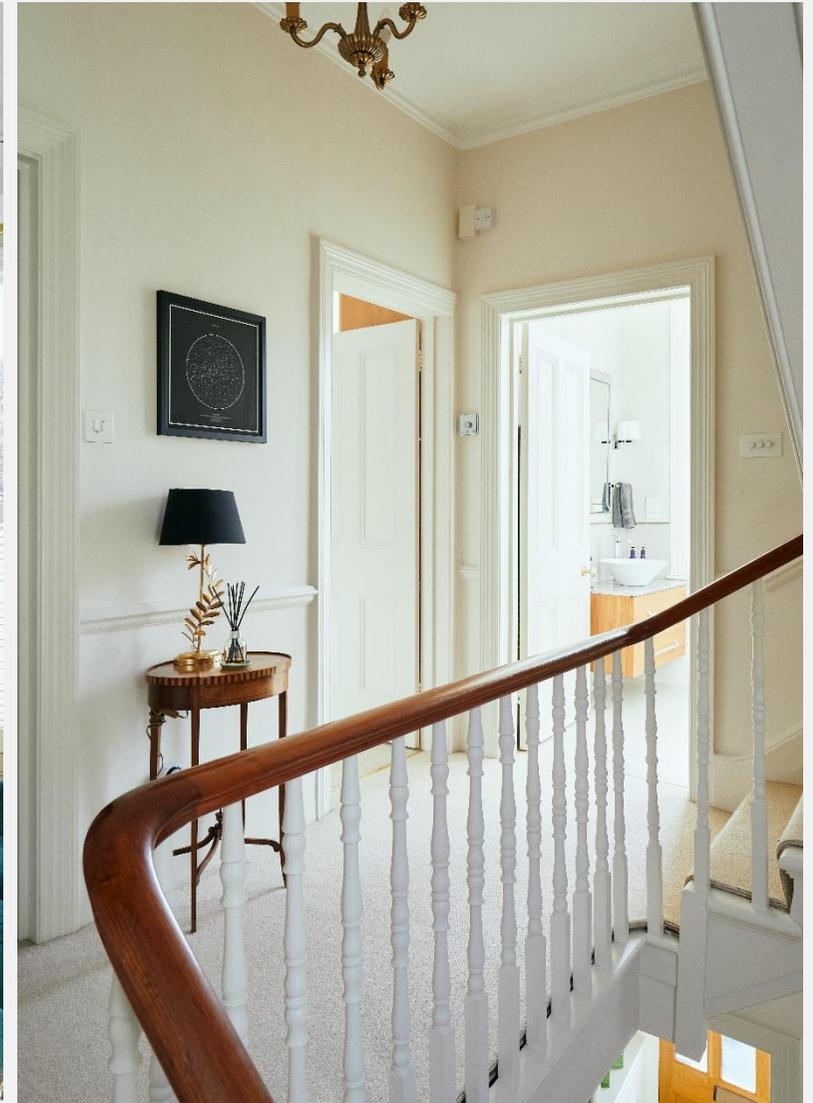


## Grove Park Gardens Chiswick W4

Positioned on one of the Grove Park Conservation Area's premier roads, this attractive period five-bedroom family home is one of only four of this particular style and benefits from gated off-street parking, a private landscaped rear garden and a total floor area of 3,698 sq. ft. (343.70 sq. m.). Sympathetically refurbished by the existing owners and designed by renowned architects 50 Degrees North, the Victorian features have been perfectly blended

with contemporary 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 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.





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Grove Park Gardens 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. Provides easy access to top London Public schools including St Paul's Boys & Girls as well as Godolphin and Latymer. Chiswick National Rail

station is located 320 m. 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.

### KEY FEATURES

**Five-bedroom family home**

**Gated off-street parking**

**Private landscaped rear garden**

**Designed by renowned architects**

**Accessed through wrought-iron gates**

**Highly regarded tree lined road**





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ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		

KEY INFORMATION

**Local authority:** London Borough of Hounslow  
**Internal area:** 3,698 sq. ft. / 343.70 sq. m.  
**No. of bedrooms:** 5  
**Tax Band:** H





