



Fabulous contemporary townhouse with exceptional entertaining space

Chiswick Lodge, Netheravon Road South, London, W4

Guide Price £1,450,000  
Freehold





## Description

A spectacular architect designed three / four bedroom contemporary townhouse with exceptional entertaining space, integrated garage, off street parking, balcony and garden.

The ground floor provides the fabulous kitchen/breakfast room which is beautifully fitted with high gloss units, stone worktops and modern appliances with double doors leading out to the private walled low maintenance garden. There is also access to the garden via a separate entrance from the hallway. The ground floor also includes a cloakroom and access to the large garage.

The first floor is accessed by a feature glass stairwell spreading an abundance of light throughout. This floor is arranged to give well-proportioned entertaining space with an additional fourth bedroom or study that is separated from the reception space by full height sliding double doors. This room is beautifully bright and spacious due to the room being dual aspect and the large windows allowing for an abundance of natural light. There is a cloakroom on the first floor.

The second floor provides two large bedrooms with built in wardrobes, one of which is an en suite shower. There is also a stylish family bathroom on this floor.

The third floor consists of the principle bedroom which provides an en suite shower room, dressing area along with access out to a balcony with incredible open aspect views over the rear gardens of Chiswick Mall.

The added benefit to the property is the rain recycling system and solar panels to provide hot water.

Chiswick Lodge is a boutique development built just over 10 years ago. It offers direct pedestrian access onto Chiswick Mall and ideal for the tranquil River Thames walks.

## Location

Chiswick Lodge is nestled between Chiswick Mall and Netheravon Road South in a unique suburb located in West London. Once a small fishing village, Chiswick is now a vibrant area brimming with the activity and opportunity typical of London, yet retaining a certain village charm. This location offers easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

## Tenure

Freehold

## Local Authority

London Borough of Hounslow

## Energy Performance

EPC Rating = B

## Viewing

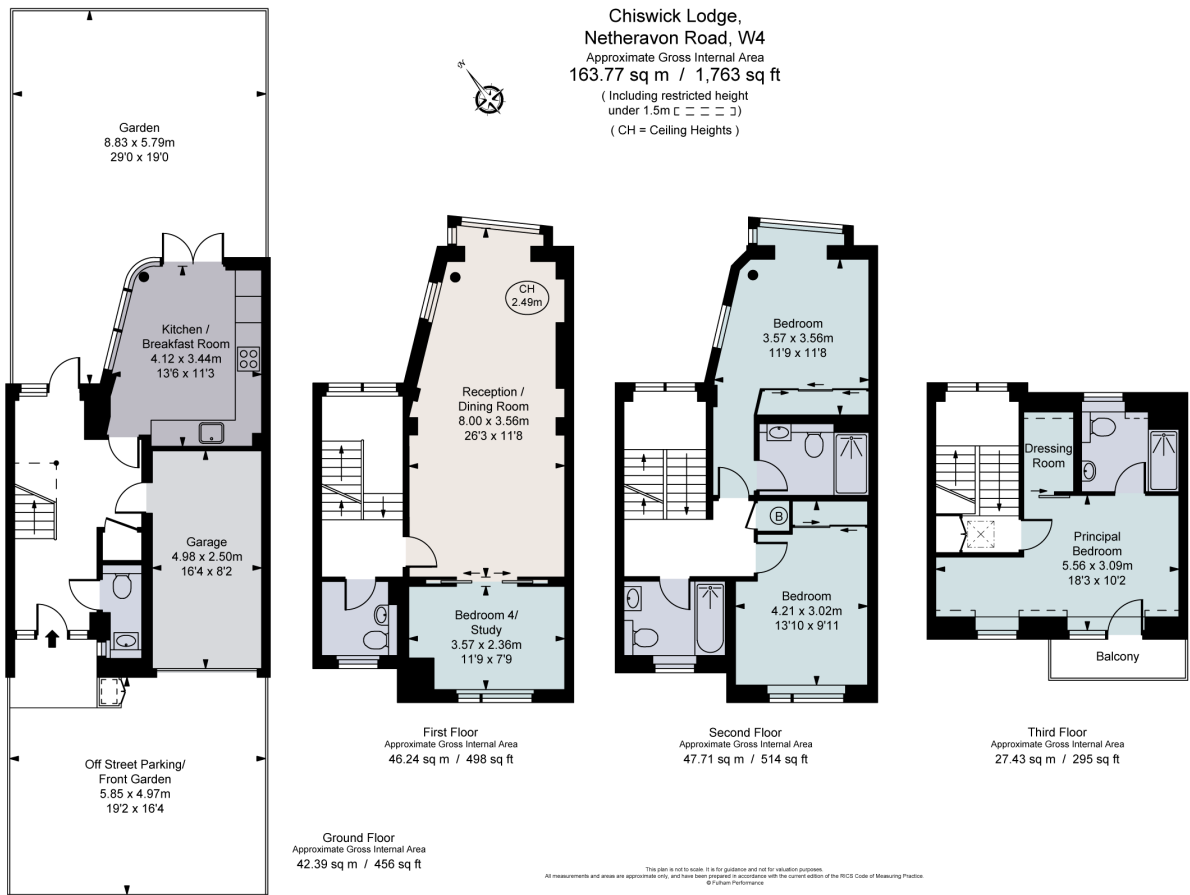
All viewings will be accompanied and are strictly by prior arrangement through Savills Chiswick Office. Telephone: +44 (0) 20 8987 5550.








Chiswick Lodge, Netheravon Road South, London, W4  
Gross Internal Area 1,768 sq ft, 164.3 m²



| Energy Efficiency Rating                    |                            |   |
|---|----------------------------|---|
|   | Current                    | Potential   |
| Very energy efficient - lower running costs |                            |   |
| (92+) <b>A</b>                              |                            |   |
| (81-91) <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>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| England, Scotland & Wales                   | EU Directive<br>2002/91/EC |  |

**Important Notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220419EEFM

