

IMPOSING DETACHED GRADE II LISTED HOUSE ON A PREMIER ROAD IN BEDFORD PARK

QUEEN ANNE'S GROVE,
LONDON W4 1HN

Freehold

savills

**SUCCESSFUL LAYOUT FURTHER
COMPLIMENTED BY PERIOD FEATURES
AND TWO TERRACES OVERLOOKING THE
WIDE & IMPRESSIVE GARDEN**

QUEEN ANNE'S GROVE, LONDON W4 1HN

Freehold

5 bedrooms ♦ 2 reception rooms ♦ kitchen / breakfast room
♦ study ♦ conservatory ♦ 2 bathrooms (1 en suite) ♦ 2
cloakrooms ♦ 2 balconies ♦ garden ♦ 277 sq m (2,982 sq
ft) ♦ EPC rating = Listed Building

Situation

Queen Anne's Grove sits in the heart of Bedford Park, London's first garden suburb and Chiswick's most sought-after enclave.

It is a short walk from the excellent shops, boutiques and restaurants of central Chiswick, and close to Turnham Green Underground station (District Line). Central London and Heathrow (A4/M4) are easily accessible, as are several leading independent schools.

Description

An exceptional detached Bedford Park family house benefitting from generous proportions throughout, whilst also offering a host of charming period features from the delightful fireplaces to beautiful leaded windows and original panelling.

The layout is very successful with excellent accommodation that is both spacious and versatile for family living.

The ground floor provides two large reception rooms, one of which has double doors leading out onto the impressively wide garden. There is a good size kitchen / breakfast room that flows through to a conservatory which also leads out onto the garden.

The first floor offers a fabulous master bedroom with a wonderful outlook onto the quiet road and benefits from an en suite bathroom which also connects back onto the main landing. There is another expansive bedroom which is further complimented by double doors opening out onto a traditional Bedford Park balcony, which has a superb outlook across the greenery of the surrounding area. This floor also provides a cloakroom and a charming study with a beautiful view over the garden.

The second floor provides a further terrace/balcony and three large double bedrooms, plus a family bathroom.

There is side access from the front to the rear of the house via a passageway to the side.

Viewing:

Strictly by appointment with Savills






Queen Anne's Grove, W4

For Identification Only. Not To Scale.

© Mays Floorplans

 Under 1.5m head height

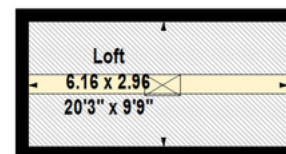
Approximate Gross Internal Area 295 sq.m (3175 sq.ft)

Including Loft: 18 sq.m (194 sq.ft)

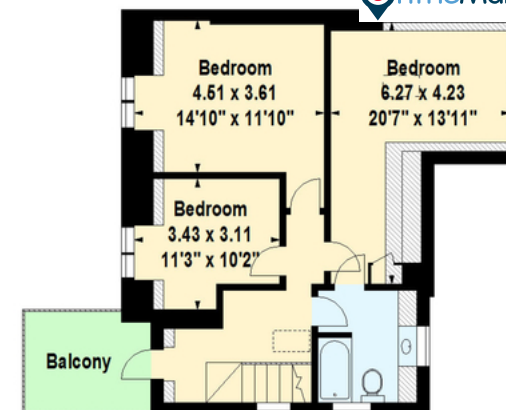
Approximate Gross Internal Area 277 sq.m (2982 sq.ft)

Excluding Restricted Head Height and Loft

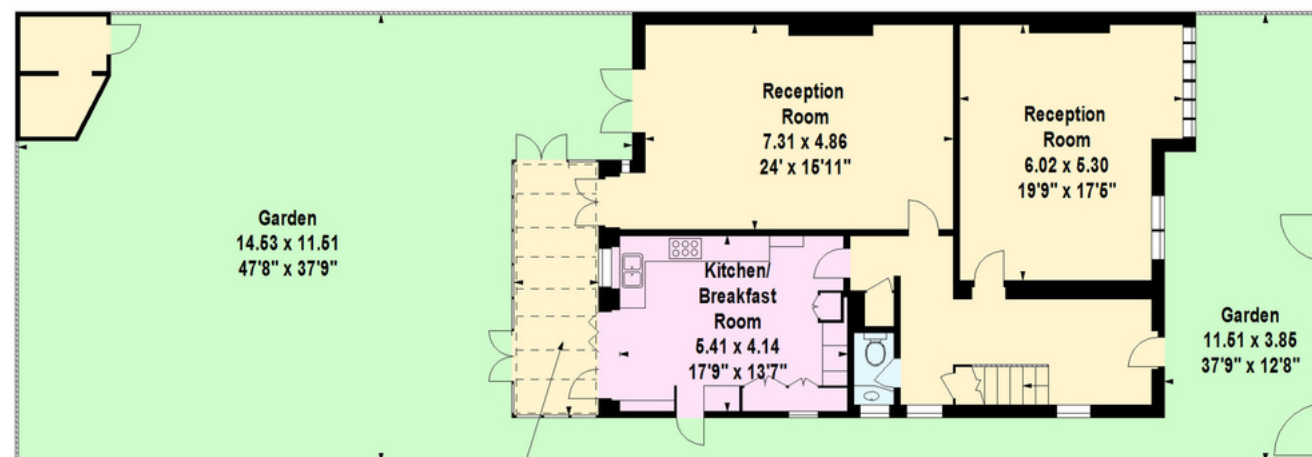
Restricted Head Height: 6 sq.m (65 sq.ft)



Loft

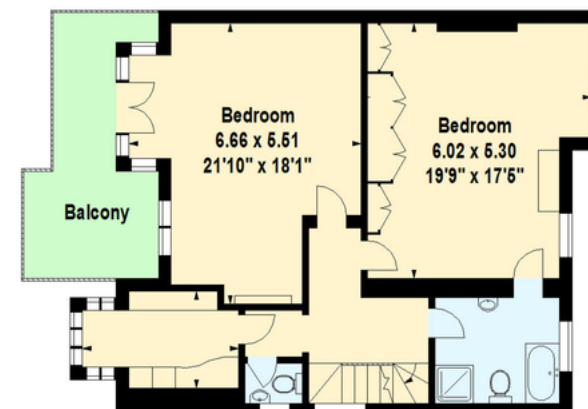


Second Floor



Ground Floor

Conservatory
6.06 x 2.02
19'11" x 6'8"



First Floor

Savills Chiswick
chiswick@savills.com

020 8987 5550

savills.co.uk

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