



Stylish Victorian family house with an exceptional layout

Fairlawn Grove, Chiswick, London, W4

Freehold

savills

5 bedrooms • reception room • dining room • kitchen / breakfast room • 2 cloakrooms • 2 bathrooms (1 en suite)
 • shower room • utility room • garden
 • 2306 sq ft, 214.2 m²

Local Information

Fairlawn Grove is a quiet leafy street with very close access to Chiswick Park and across the park from Turnham Green underground stations (District Line). South Acton station (overground) is also close by. Chiswick offers easy access to Central London via the A4, and to the west of England via the M4, which in turns gives easy access to Heathrow and the M25 for the M3 and M40.

About this property

This Norman Shaw designed family house has been beautifully maintained by the current owners to create stunning living space and very successful lateral accommodation. The house inspiringly blends contemporary features within the framework of attractive period architecture.

The layout of the ground floor is fabulous with a striking reception room at the front of the property which leads through to the dining room. There are sliding pocket doors to shut off the rooms. The dining room has double doors that lead out to a beautifully secluded garden.

The extended and open-plan kitchen/breakfast room is beautifully bright due to the French doors out to the garden. There is also a cloakroom. The lower ground floor houses a utility room with very practical and well-thought out space.

On the first floor is a sizeable principle bedroom suite with en suite bathroom and extensive built in storage. Additionally on this floor is a further two double bedrooms overlooking the garden and a cloakroom.

The second floor offers two further double bedrooms and a family bathroom with a separate shower; the second of these two bedrooms is unusually large, and especially characterful. There is a good size separate storage room on this floor.

Meticulous attention to detail and style is paramount within this amazing fully extended family house.

Tenure

Freehold

Local Authority

Ealing

Energy Performance

EPC Rating = E

Viewing

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





Fairlawn Grove, Chiswick, London, W4
Gross Internal Area 2306 sq ft, 214.2 m²


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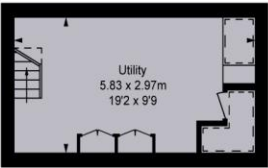
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Fairlawn Grove, W4

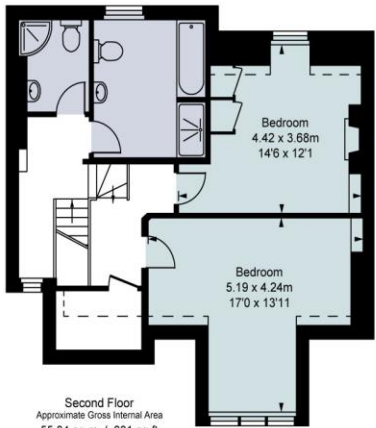
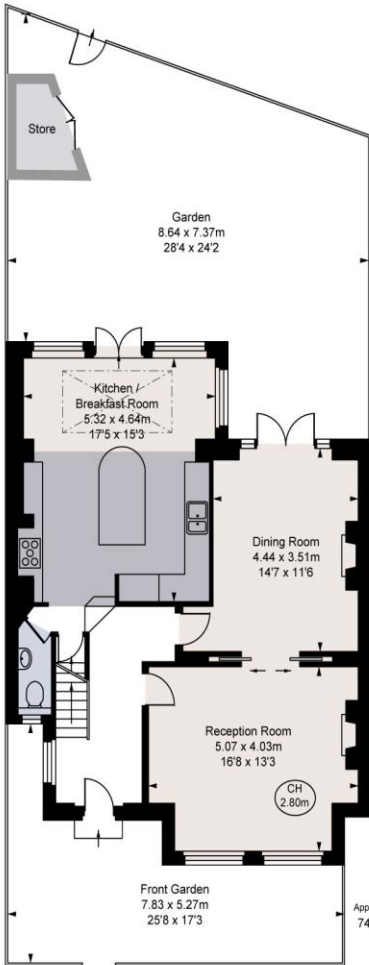
■ Approximate Gross Internal Area
212.05 sq m / 2,283 sq ft
■ Store Area
2.18 sq m / 24 sq ft
Total Areas Shown On Plan
214.23 sq m / 2,306 sq ft
(Including restricted height
under 1.5m [= = =])
(CH = Ceiling Heights)



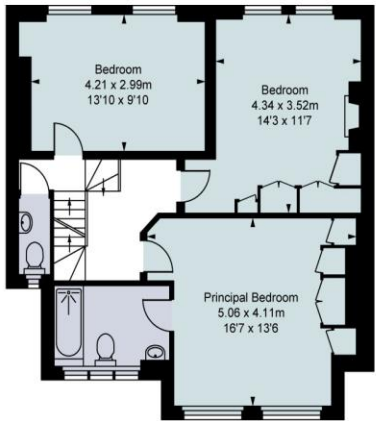
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Basement
Approximate Gross Internal Area
17.32 sq m / 186 sq ft



Second Floor
Approximate Gross Internal Area
55.84 sq m / 601 sq ft



Ground Floor
Approximate Gross Internal Area
74.72 sq m / 804 sq ft

First Floor
Approximate Gross Internal Area
64.17 sq m / 691 sq ft



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