



Wonderful proportions throughout in Grove Park

St. Mary's Grove, Grove Park, London, W4 3LL

Freehold



4 bedrooms • double reception room • kitchen / dining room • family bathroom • shower room (en suite) • cellar + cloakroom • secluded garden • 188.4 sq m (2,028 sq ft)

Local information

The house is situated on St. Mary's Grove which is a wide tree-lined residential street and is within a short distance of Chiswick House and Gardens, Chiswick High Road and the River Thames. Chiswick rail station is 0.6 miles away with a regular fast connection to Clapham Junction, Vauxhall and Waterloo. Gunnersbury station is 0.5 miles away (District Line). Chiswick offers easy access to central London, the A4 and M4 for Heathrow, and onto the M25 for the M3 and M40 to the countryside.

About this property

The ground floor offers a wide welcoming hallway which leads through to the large double reception room which overlooks the garden at the front of the property via a large bay window. The combination of high ceilings and original features creates a wonderful entertaining space.

At the back of the reception room there are stairs down to the striking kitchen / family room which has floor to ceiling sliding doors opening out to the good size low maintenance garden. The kitchen is awash with natural light due to glass roof lights, which further enhances the attention to detail.

The first floor benefits from three bedrooms and a family bathroom; a spacious bedroom is situated at the top of the stairs which looks over the garden, whilst the master bedroom is

further complimented by a large bay window creating a light and airy feel.

The second floor houses a large double bedroom complete with an en suite shower room and extensive inbuilt storage.

Meticulous attention to detail and style is paramount within this extended family house. The accommodation is generous with an added bonus of being situated in the popular Grove Park area.

Tenure

Freehold

Local Authority

London Borough of Hounslow

EPC rating = E

Viewing

Strictly by appointment with Savills





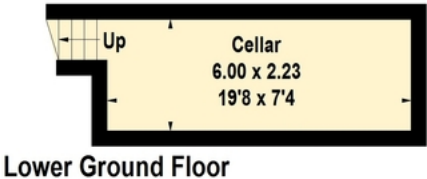
St. Mary's Grove, W4

Approximate Gross Internal Area 199.4 sq m / 2146 sq ft
(Including Reduced Headroom / Eaves)

Approximate Gross Internal Area 188.4 sq m / 2028 sq ft
(Excluding Reduced Headroom / Eaves)

For identification only. Not to scale.
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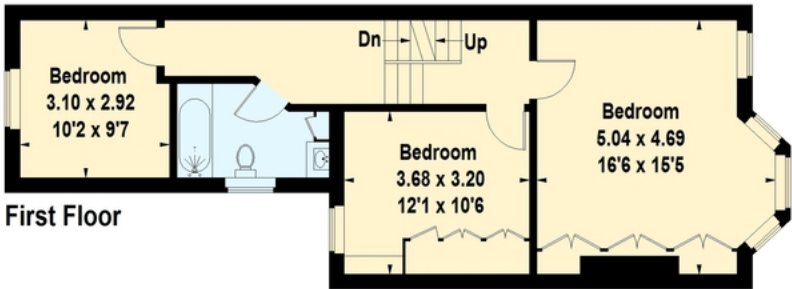
 = Reduced headroom below 1.6 m / 5'0



Lower Ground Floor




Second Floor



First Floor



Ground Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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