



Exquisite presentation, wonderful proportions & versatile family space

Airedale Avenue, Chiswick, London, W4

Freehold

savills

5 bedrooms ♦ double reception room ♦ kitchen / dining room
 ♦ cinema room ♦ 3 bathrooms (2 en suite) ♦ cloakroom
 ♦ utility room ♦ garden ♦ 254 sq m (2,734 sq ft)

Local Information

Airedale Avenue is a sought after attractive tree-lined road in a central Chiswick location off Chiswick High Road. Turnham Green Underground station (District line) is close by. This location offers easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

About this property

A sensational five bedroom Edwardian family house with an exceptional layout providing stylish family accommodation. The house has been successfully extended offering superb entertaining space and is presented to an immaculate standard throughout including a superb basement conversion.

The layout of the ground floor is fantastic with a generously proportioned double reception room, with the back of the room cleverly configured creating a study area with plenty of bespoke storage. The bright, spacious and stylish open-plan kitchen / dining room / family room provides large doors leading out to a beautifully secluded private low maintenance generous sized garden.

The lower ground floor houses an incredible cinema room with double doors into a light well. This versatile area easily doubles up as further reception space, office or a playroom. A large utility room with additional very practical and well thought out space and storage plus a cloakroom.

On the first floor is a beautiful principle bedroom with a magnificent en suite bathroom which has been beautifully designed and a real feature of the house. Additionally on this floor is a further double bedroom with an en-suite bathroom. The second floor provides three further bedrooms one of which offers plenty of eave storage and a separate family bathroom.

The house has been beautifully interior designed throughout, a clever blend of traditional and contemporary features with meticulous attention to detail.

** Please note some internal photographs were taken in 2018**

Tenure

Freehold

Local Authority

Hounslow

Energy Performance

EPC Rating = C

Viewing

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





Airedale Avenue, Chiswick, London, W4
Gross Internal Area 2,734 sq ft, 254 m²

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
(92+)		
B		
(81-91)		
C		79
(69-80)	69	
D		
(55-68)		
E		
(39-54)		
F		
(21-38)		
G		
(1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

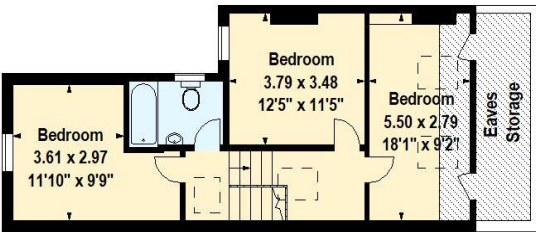
Airedale Avenue, W4

Approximate Gross Internal Area 268 sq.m (2885 sq.ft)
(Including Restricted Head Height, Eaves Storage)

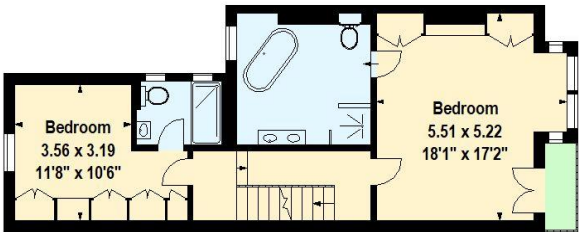
Approximate Gross Internal Area 254 sq.m (2734 sq.ft)
(Excluding Restricted Head Height, Eaves Storage)

For Identification Only. Not To Scale.
© Mays Floorplans

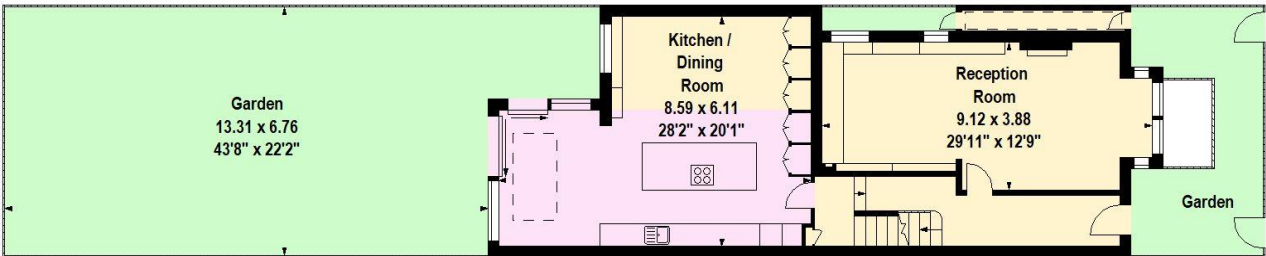
Under 1.5m head height



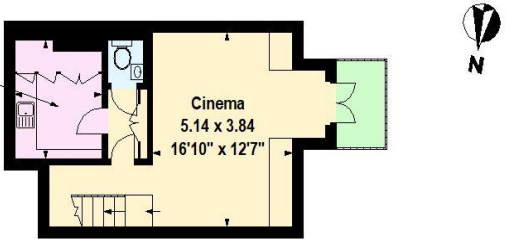
Second Floor



First Floor



Ground Floor



Lower Ground Floor



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