



Meticulously designed & fabulously proportioned

Eastbury Grove, Chiswick, London W4 2JY



4 bedrooms • double reception room • kitchen/dining room • cloakroom • utility • 2 bathrooms • garden • 175.49 sq m (1,889 sq ft)

Local information

Eastbury Grove is situated in central Chiswick with easy access to the centre of London via the A4, and via the M4 to Heathrow airport and the west of England. Local Underground stations include Turnham Green and Stamford Brook (both District line).

About this property

This family house has been finished to an excellent standard with precise attention to detail throughout.

Upon entering the house you are welcomed into the inviting hallway which is incredibly light and spacious. The double reception room is situated to the right of the hallway and is presented as a beautiful formal entertaining space. The high ceilings coupled with the ornate and intricately detailed fireplaces, furnishings and original oak flooring evoke a sense of grandeur making this a wonderful space.

Towards the rear of the property is the open plan kitchen/dining room where an abundance of natural light is able to flood in via the glass roof lights and full length glass doors which lead onto the secluded garden beyond. A range of bespoke modern appliances have been installed, as well as a large amount of built in storage which has created a well utilised space. A utility area and cloakroom can be found just off the kitchen, with additional storage space which has been cleverly concealed

under the stairs.

The first floor includes the master bedroom which is located at the front of the property which showcases a beautiful detailed fireplace as well as built in storage. The luxurious family bathroom features both a roll top bath and separate walk-in rainfall shower. There are a further two good sized bedrooms on this floor.

The converted loft space has been adapted into a double bedroom showcasing fantastic proportions and ample eaves storage. A further family bathroom is also on this floor and features a separate bath and shower and has been finished to an outstanding standard.

The immaculate garden is paved, providing a low maintenance outdoor area which is a secluded haven.

EPC rating = D

Viewing

Strictly by appointment with Savills



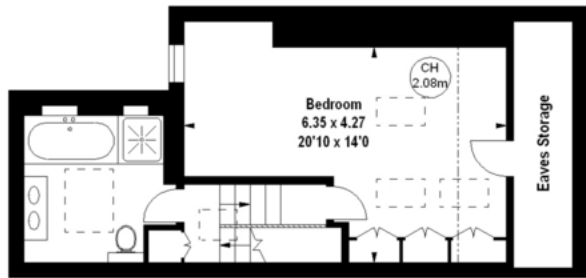


Eastbury Grove, W4

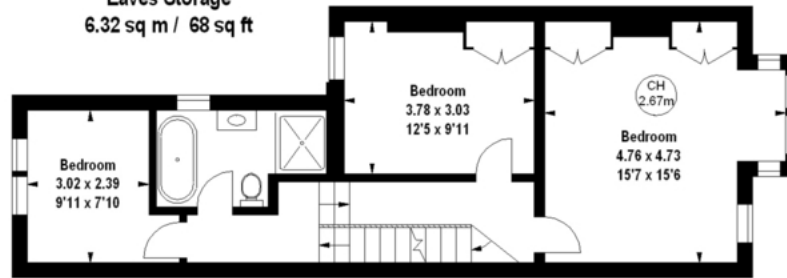
Approximate gross internal area
 175.49 sq m / 1889 sq ft
 (Including Eaves Storage)
 Eaves Storage
 6.32 sq m / 68 sq ft



Key:
 CH - Ceiling Height



Second Floor



First Floor



Ground Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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