



Attractive architecture & fabulous proportions

Rusthall Avenue, Chiswick, London W4 1BL

Freehold

savills



4 bedrooms • double reception room • kitchen / dining room • family bathroom • shower room • cloakroom • garden • 156.54 sq m (1,685 sq ft)

#### Local information

Rusthall Avenue is approximately 0.5 miles from Turnham Green Underground station (District line) and nearby Chiswick High Road offers a fantastic range of bars, restaurants, supermarkets and an ever-expanding range of delis and boutiques. Central London, Heathrow and the west of England are easily accessible via the A4 and M4.

#### About this property

Downstairs the house has been beautifully opened up to create a wonderfully large open-plan area, amalgamating the kitchen, dining area and the double reception room. This runs from the front to the back of the house, making an amazing space for entertaining. The double reception room features two fire places, high ceilings, and a fabulous bay window recently restored. There are useful built in cupboards flanking the two chimney breasts. The room can be separated back into two via large foldable double doors in the middle.

The kitchen is well appointed and has access to the west facing garden, as does the rear of the double reception room. There is also a downstairs cloakroom on this floor.

The first floor benefits from three bedrooms and a family bathroom. A spacious double bedroom is situated at the top of the stairs which looks over the garden, whilst the master bedroom is further complemented by a large bay window and built in wardrobes.

The family bathroom is a good size with a bath and separate shower.

There is another bedroom on the second floor with double doors out to a balcony, with plenty of eaves storage. There is also a separate shower room.

Outside is a pretty west facing rear garden, featuring some mature shrubs and a pond. A superb and spacious aspect is given by the open view uninterrupted by neighbouring properties. There is also access to an alleyway leading to Bayham Road, ideal for garden maintenance and access for bikes.

#### Tenure

Freehold

#### Local Authority

London Borough of Ealing

EPC rating = C

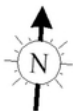
#### Viewing

Strictly by appointment with Savills





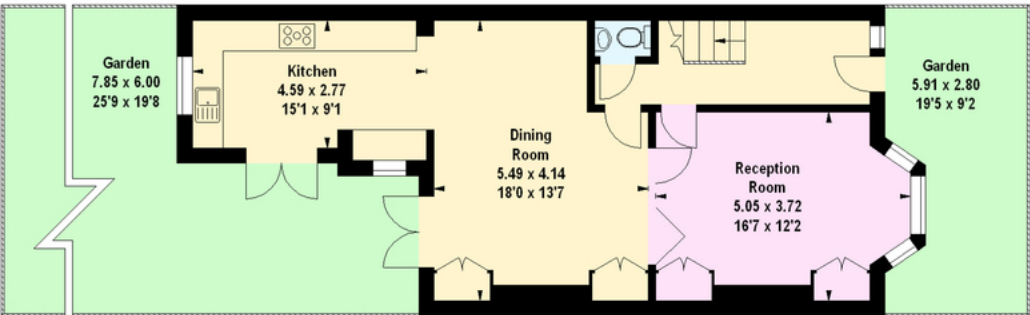




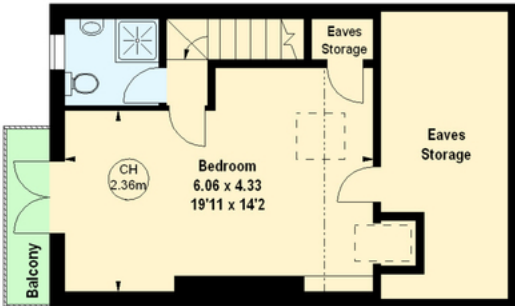
**Rusthall Avenue, W4**

Approximate gross internal area  
**156.54 sq m / 1685 sq ft**  
(Including Eaves Storage)  
**Eaves Storage**  
**15.42 sq m / 166 sq ft**

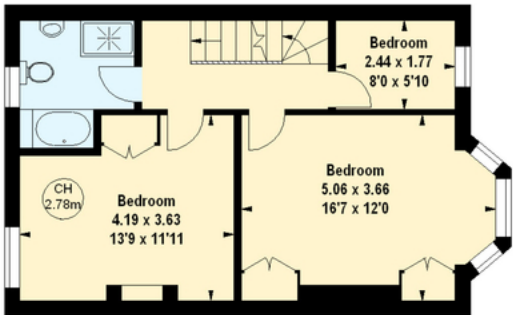
Key :  
CH - Ceiling Height



**Ground Floor**

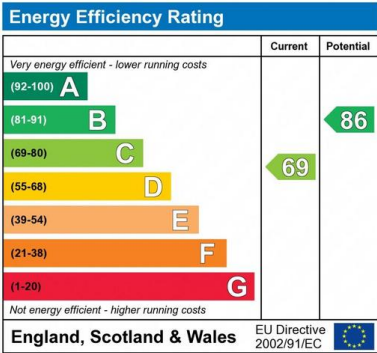


**Second Floor**



**First Floor**

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