



Waterfront property offering superb views of the River

Chiswick Quay, Chiswick, London, W4

Freehold

savills

4 / 5 bedrooms • open-plan kitchen / reception • gym + media room • 2 bathrooms (1 en suite) + cloakroom • utility room + off-street parking • 2 terraces + large garden • spectacular views • 229.34 sq m (2,469 sq ft)

Local information

Chiswick Quay is situated in leafy Grove Park, in a sought after private riverside development with its own marina which was modelled on Port Grimaud in the South of France. To the rear of the house is a private garden, leading on to a lawned communal garden area sitting directly on the banks of the River Thames.

Chiswick Quay is just a short walk away (0.5 miles) from Chiswick Rail Station which gives easy access to Vauxhall (Victoria line interchange), Clapham Junction and Waterloo stations. The M4 gives quick access to Heathrow and the West of England and Wales, A316/M3 gives access to South West England and A4 for Central London. Nearby leisure facilities include the Virgin Riverside Health & Tennis Club, a golf club and the Roko gym along with waterside restaurants, pubs and cafes.

About this property

A four / five bedroom waterfront townhouse with contemporary, open-plan entertaining / living space, with off-street parking for two cars. The house offers spectacular views over the River Thames and the Oxford / Cambridge boat race finishes just yards away. Be one of the few on the Tidal Thames to have a south facing home with a garden running directly to the river.

The first floor is open-plan, incorporating a well-proportioned living room and well fitted kitchen and a spacious

dining area. The reception room opens via floor to ceiling bi-folding glass doors directly onto the spectacular terrace with lime stone paving and decking.

The second floor offers a fabulous riverfront bedroom which was originally two bedrooms so could be re-instated. There is a further good size bedroom, an office and a family bathroom.

The master bedroom and en-suite bathroom occupy the entire top floor which has double glass doors out to a private roof terrace enjoying wonderful open views of the gardens, the River Thames and the setting sun.

The ground floor offers versatile space which is currently being used as a gym and a separate media room which has a terrace leading up to the garden. There is a utility room, a cloakroom and plenty of storage.

The property has air conditioning throughout and direct access to the communal riverfront garden.

Tenure

Freehold

Local Authority

London Borough of Hounslow

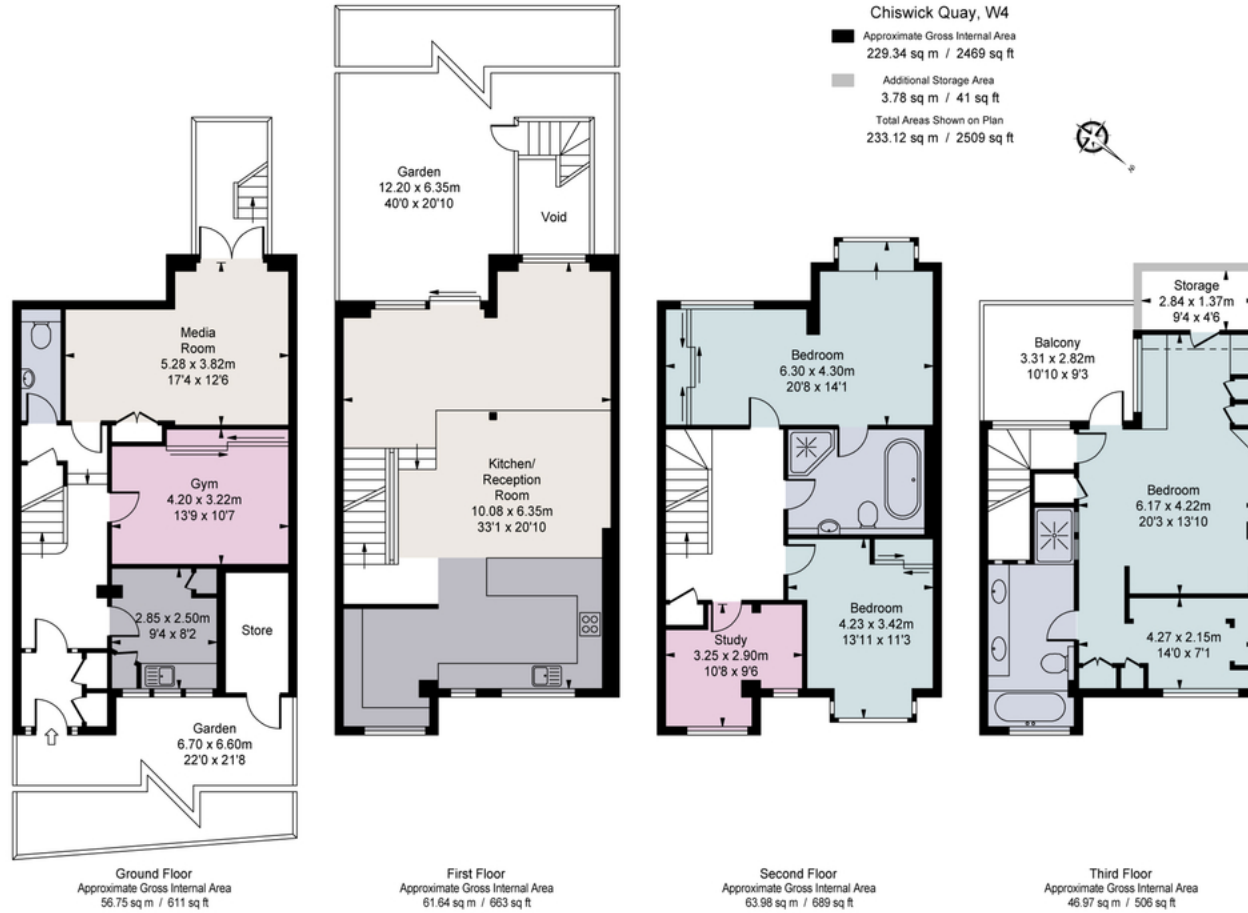
EPC rating = C

Viewing

Strictly by appointment with Savills







This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | 77 | 84 |
| (55-68) D | | | |
| (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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