



Unique, stylistic, contemporary and detached, enviably located

**Kings House, Ennismore Avenue, Chiswick, London, W4**

Freehold





- 5 bedrooms + study • dining /reception room
- kitchen / breakfast room • cinema / family room • utility room
- 4 bathrooms (3 en suite) • steam room • cloakroom • patio • garden • off-street parking • gym / home office.

### Location

Kings house is tucked away from the road behind secure gates on Ennismore Avenue, centrally located in Chiswick and ideally placed for Turnham Green Terrace and Chiswick High Road. This location offers easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

### Description

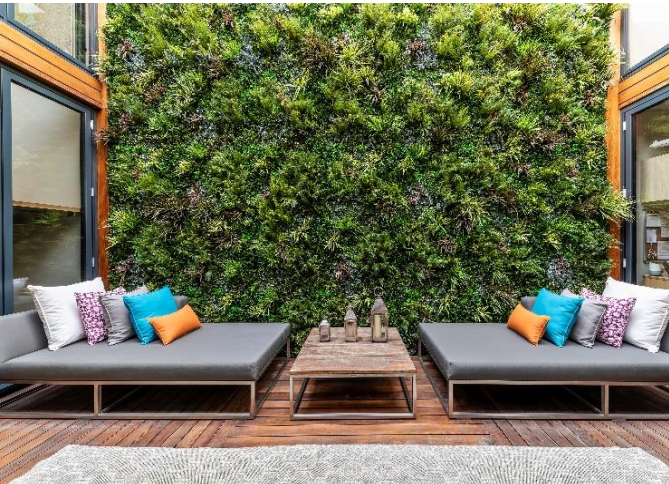
Formally an architects studio, Kings House is now a unique detached residential dwelling offering incredible proportions, adaptable family living and stylish presentation throughout, spread over two floors.

As you enter the house you are greeted by a beautiful bright open plan dining / reception room encompassing the real heart of the home. There is wonderful light in this space due to several large sky lights flooding the room, the largest of which is retractable. This leads through to a kitchen / breakfast room featuring modern appliances. Three sets of double doors open out providing a seamless transition to the garden, ideal for entertaining. There is also a utility room situated next to the kitchen.

A further exquisite feature of this house is the luxurious bedroom suite with full width fitted wardrobes, and a fabulous en suite bathroom with double sinks and a separate shower. There is an additional bedroom, a nursery / dressing room and a bathroom completing the accommodation on this floor.

The access to the lower ground floor is via a feature glass staircase at the bottom of which is the wonderful large cinema / family room. There is a luxurious steam room and cloakroom situated adjacent to this. There are two further bedrooms on this floor both with en suite bathrooms, and what is currently set up as a study or could be a bedroom. A spectacular feature of the house is the double height internal courtyard featuring a cleverly designed green wall.

One of the wonderful things about this property is its situation within a secluded and generous plot. The landscaped garden has a recent addition from the current owners to provide a fully functional gym / home office. The house has underfloor heating throughout and the latest technology. Off-street gated parking to the front of the house completes the quality attributes of this truly unique home.









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Gross Internal Area 2529 sq ft, 235 m²

**Tenure**  
Freehold

**Local Authority**  
London Borough of Hounslow

**Energy Performance**  
EPC Rating = C



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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		79	84