



Generous proportions with excellent family living space

Kinnaird Avenue, Chiswick, London, W4

£1,550,000 Freehold

savills

Excellent Grove Park location • Off-street parking • Generous entertaining & family space • Private open outlook garden • Close to Chiswick over ground train station • 5 bedrooms • 3 bath / shower rooms • 207.77 sq m (2,236 sq.ft) • EPC rating = E

Local Information

Kinnaird Avenue is a tree lined residential road situated in Grove Park, with easy access to the A4 into central London, and to the M4 motorway for Heathrow Airport and the west of England. Magnificent Chiswick House and its beautiful grounds are nearby, as is Fauconberg Road, which has a variety of shops and restaurants. Gunnersbury Underground Station (District Line) is close by, and Chiswick Mainline Station offers regular trains to London Waterloo.

About this property

A wide semi-detached five bedroom family house built in the 1930's with excellent family living space, and well-proportioned accommodation.

The living space is arranged off a central entrance hallway with a large reception room to one side and a playroom or office on the opposite side. To the back is a large laterally spaced kitchen/dining room spanning the width of the house overlooking the garden with a conservatory adding more entertaining space. This area has under floor heating. There is also a ground floor shower room/cloak room.

The first floor comprises four bedrooms and a family bathroom and the top floor offers a further large bedroom and bathroom with excellent storage in the eaves.

At the back of the house is an attractive garden and to the front of the house is generous off street parking. There is no onward chain.

Tenure

Freehold

Local Authority

Hounslow – Council Tax Band G

Energy Performance

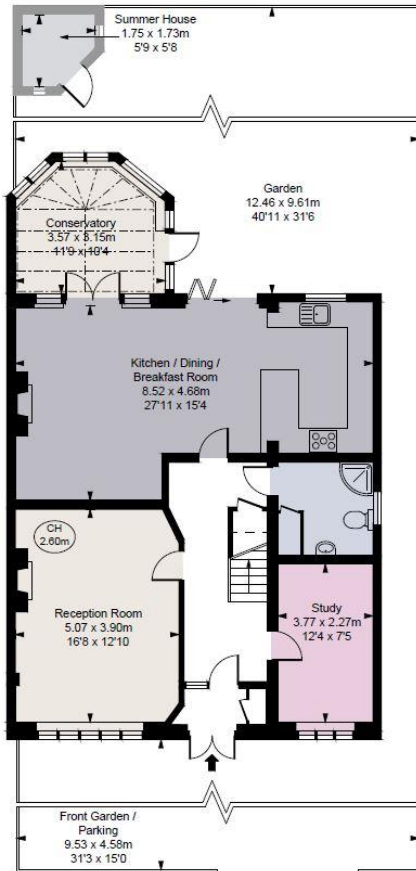
EPC Rating = E

Viewing

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







Kinnaird Avenue, W4

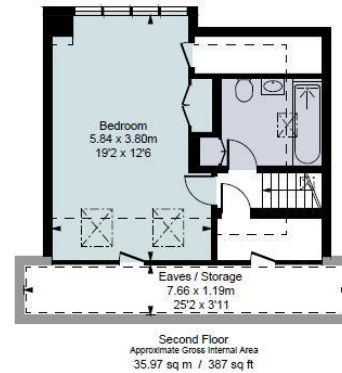
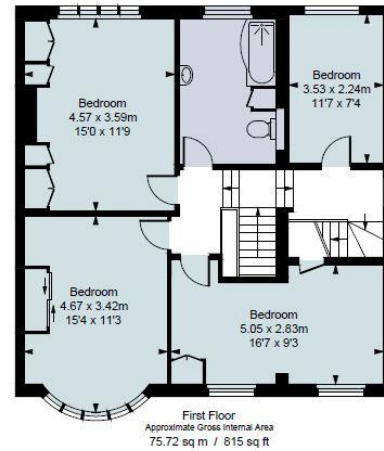
■ Approximate Gross Internal Area
207.77 sq m / 2,236 sq ft

■ Eaves Storage / Summer House
11.83 sq m / 127 sq ft

Total Areas Including Eaves / Summer House
 219.60 sq m / 2,364 sq ft

(Including restricted height under 1.5m □ = □ □)

(CH = Ceiling Heights)



Ground Floor
 Approximate Gross Internal Area
 96.08 sq m / 1,034 sq ft

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.
 © Fulham Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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