



Superb central Chiswick location and west-facing garden

Elliott Road, Chiswick, London, W4

Freehold



4 bedrooms ♦ double reception room ♦ open- plan kitchen/
dining room ♦ bathroom ♦ shower room ♦ cloakroom ♦
west-facing garden ♦ 138 sq m (1,485 sq ft)
♦ EPC rating = D

Situation

Elliott Road is located in a prime central Chiswick location. Situated just off Chiswick High Road and parallel with Turnham Green Terrace. It is in very close proximity to the excellent shops, boutiques and restaurants that Chiswick offers and also very close to Turnham Green Underground Station (District Line). Central London is rapidly accessible via the A4, and Heathrow and the west of England via the M4.

Description

This fabulous house has been designed and finished to a beautiful standard.

On the ground floor there is a double reception room with a bay window and two fireplaces. This leads through to the stylish open-plan kitchen/dining room with underfloor heating. The back section of the dining area has sliding and folding glass doors which open fully to integrate this space with the secluded west-facing walled garden. The ground floor also provides a cloakroom and a storage cupboard which houses the gas and electricity metres plus the fuse box.

The principle bedroom is housed on the first floor which has views down Chardin Road through to Turnham Green Terrace. There are an additional two bedrooms on this floor and all the bedrooms benefit from built-in storage. Two also have fireplaces while another has a quirky window seat in the west-facing bay window.

The second floor comprises a fourth bedroom, a shower room and a sleek family bathroom with a separate shower and a roll top bath. Both the bathroom and shower room have underfloor heating.

This has been finished to a very high standard which ties in seamlessly with the rest of the house.





Elliott Road, Chiswick, London, W4
Gross Internal Area 1,485 sq ft, 138 m²

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Elliott Road, W4

Gross internal area (approx)
138 sq.m (1485 sq.ft)
Excluding Restricted Head Height

2 sq.m (22 sq.ft)
Restricted Head Height

For Identification Only. Not To Scale.

 Under 1.5m head height



Ground Floor



Second Floor



First Floor




Tenure
Freehold

Local Authority
Hounslow

Energy Performance
EPC Rating = D

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(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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