



Fabulous entertaining space with off-street parking  
and a private secluded garden

Graham Road, Chiswick, London, W4

£695,000 Freehold



## Local Information

Graham Road is part of an increasingly popular district of residential architecture in the northern part of Chiswick. It is approximately 0.7 miles of Chiswick Park station (District Line), and approximately 0.9 miles to Turnham Green Underground Station (District Line).

## Description

Fabulous entertaining space with off-street parking and a private secluded garden.

As you enter the house you are greeted by a beautifully bright large reception room with stylish wooden floors. Towards the back of the house is a kitchen / dining room with double doors leading out to the private secluded garden. The kitchen is awash with modern appliances throughout and has plenty of storage.

The accommodation on the first floor offers a very good size bedroom plus a stylish family bathroom. The second floor provides a further large bedroom with an en suite bathroom.

Overall, this is a fabulous family home offering excellent entertaining space, family accommodation and an added bonus of off-street parking.

## Tenure

Freehold

## Local Authority

Ealing

## Energy Performance

EPC Rating = C

## Viewing

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

## Graham Road, London, W4

Gross Internal Area 882 sq ft, 81.9 m<sup>2</sup>



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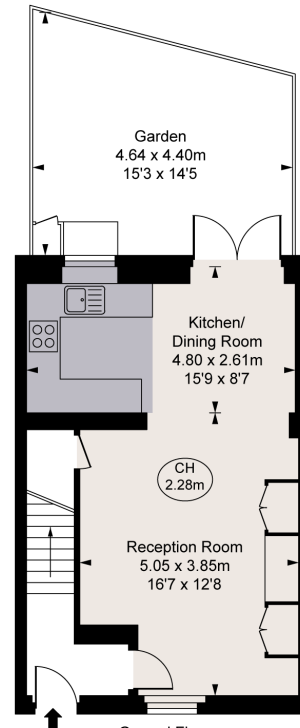
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Euan Rollo

Chiswick

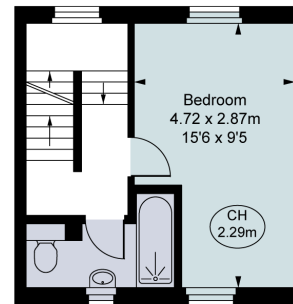
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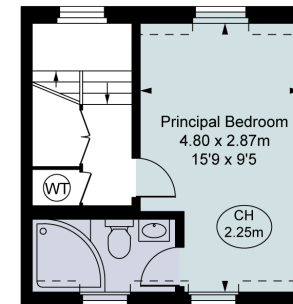


Ground Floor  
Approximate Gross Internal Area  
36.22 sq m / 390 sq ft

Graham Road, W4  
Approximate Gross Internal Area  
81.92 sq m / 882 sq ft  
(Including restricted height under 1.5m - - - - -)  
(CH = Ceiling Heights)



First Floor  
Approximate Gross Internal Area  
22.66 sq m / 244 sq ft



Second Floor  
Approximate Gross Internal Area  
23.04 sq m / 248 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	72	
(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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