



Stunning riverside rarity with excellent entertaining space & a large garden leading directly to the River Thames

Hartington Road, Chiswick, London, W4

Freehold

savills



Local Information

Hartington Road is a charming street in the heart of Grove Park bordered by the River Thames. Chiswick itself offers easy access to central London, the A4 and the M4, and onto the M25 for the M3 and M40. Chiswick rail station is just a short walk with regular connections to Clapham Junction and Waterloo.

About this property

The house is approached from leafy Hartington Road via a driveway that provides plentiful off street-parking.

The layout of the house has been carefully designed to maximise the overall space of this semi-detached period house with meticulous attention to detail and providing a modern classical style and blending in many period features.

Arranged over three floors, the proportions throughout are exceptional providing very functional and attractive family accommodation. The ground floor comprises a large and welcoming hallway providing access to the elegant reception room to the front and through to the study. The reception room in turn opens through to the study separated by striking crittal glass partitioning cleverly dividing the space but retaining the dual aspect of the room. There is access out to the garden.

The striking kitchen / dining room / family room provides lateral space spanning the rear of the house and is ideal for

entertaining. The kitchen is awash with modern appliances and this room has a fabulous wood burning stove and air conditioning. The garden is accessed from both the side entrance from the kitchen and a stunning square bayed conservator extension with floor to ceiling doors out to the fabulous garden. The ground floor also provides a cloakroom and a mezzanine level with a useful utility room.

The 250' south westerly garden is one of the largest gardens in Chiswick leading directly to the River Thames. At the end of the garden is a river terrace, a perfect place to enjoy a summer evening and watch the passing river life. The garden also benefits a fabulous garden house with glass sliding doors on each side. It is fully fitted with electricity, water and air-conditioning.

The impressive proportions are continued to the first floor with a grand master bedroom suite with en suite bathroom and separate fully fitted dressing room. Towards the back of the house is a further bedroom with an en suite shower room and views over the garden.

The second floor has been very innovatively crafted to provide three bedrooms and a family bathroom. Towards the back of the house is a stunning rustic wooden chalet style bedroom with incredible views over the garden and the river beyond. Air - conditioning is provided in all of the bedrooms.



Overall this unique family home has further potential to extend and reconfigure subject to planning.

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.

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Hartington Road, Chiswick, London, W4
Gross Internal Area 3478 sq ft, 323.1 m²

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	63 d	
39-54	E		
21-38	F		
1-20	G		

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