



Wonderful proportions, versatile family space with a fabulous garden in a central Chiswick location

**Ennismore Avenue, Chiswick, London W4**

£2,250,000 Freehold

savills



### Local Information

Ennismore Avenue is the ultimate convenience in terms of location – a no through road nearby to Turnham Green Terrace and Chiswick High Road. Turnham Green Underground station (District line) is approximately 0.3 miles away. There is also easy access to central London via the A4, and via the M4 for Heathrow Airport and the west of England.

### About this property

The layout of this stunning house has been carefully crafted to maximize the excellent proportions arranged over three floors.

The ground floor offers a welcoming hallway providing access to the elegant reception room to the front with a wonderfully high ceiling with original cornicing, feature fireplace, and large bay window. This leads through to the sensational open plan living/kitchen/dining space at the back, providing incredible entertaining space. Double doors open out to the wider than average private, mature garden.. Completing the downstairs accommodation is a cloakroom and useful utility room and access down to the cellar for extra storage.

The impressive proportions are continued on the first floor with a fabulous principle bedroom featuring a large dressing area with built in wardrobes. There is a stylish en suite bathroom with a separate shower. The second bedroom is situated at the back of the house also features an en

suite bathroom, built in wardrobes and views over the garden.

The second floor provides a further three bedrooms with a further bathroom and a separate shower room.

Outside there is a wider than average garden, with a good sized studio at the rear ideally suited for an office and storage.

Overall this is a tremendously appealing and versatile family house retaining many beautiful period features.

### Tenure

Freehold

### Local Authority

London Borough of Hounslow

### 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.



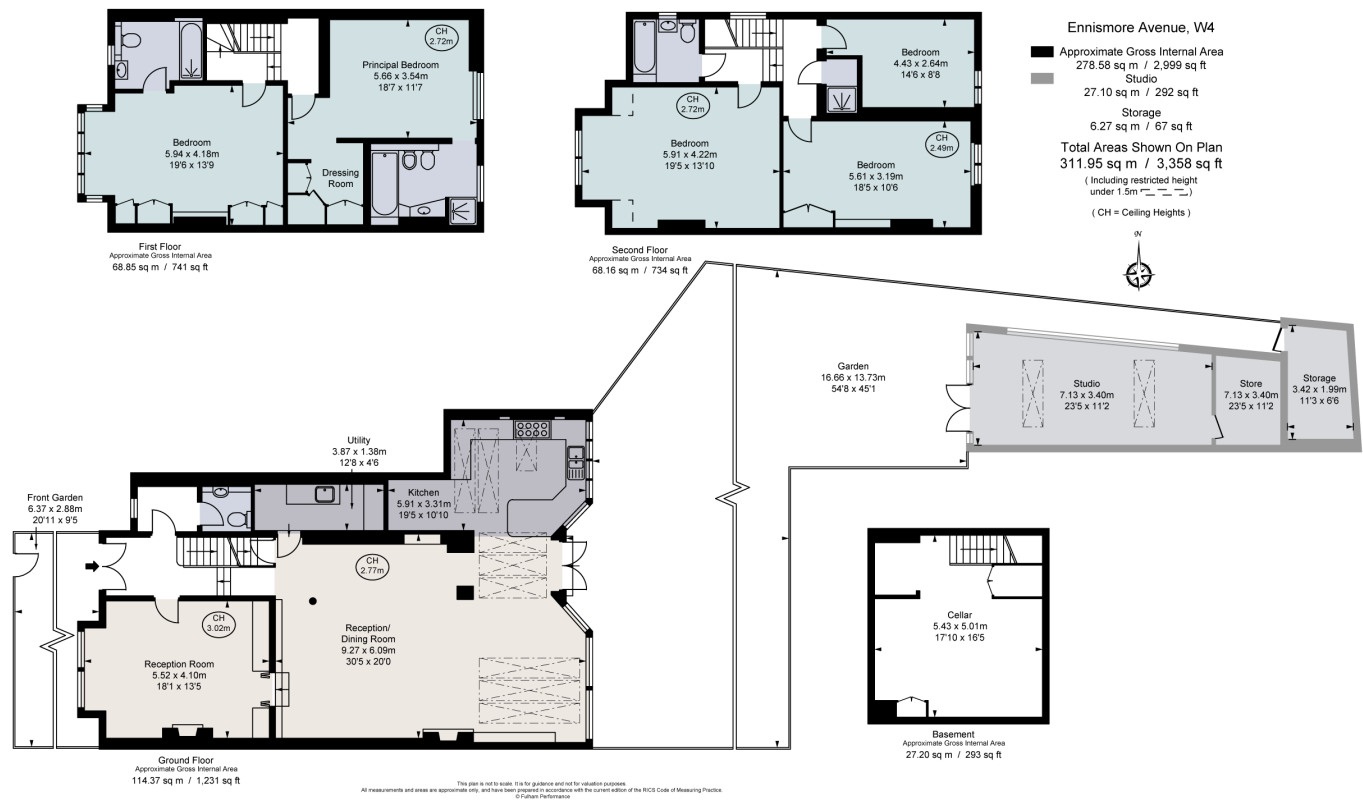







Ennismore Avenue, W4  
Gross Internal Area 3,358 sq ft, 312 m²

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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	54	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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