

# RIVERHOMES

Strand on the Green  
Chiswick W4

£4,000,000  
Freehold



## Strand on the Green Chiswick W4

A rare opportunity to acquire this majestic Grade II listed residence situated in prominent position along this historic stretch of the Thames riverfront. Magnolia House is one of Strand on the Green's most imposing properties and enjoys enviable views of the Thames from all principal rooms. Accommodation comprises: 3 reception rooms, 3 bedrooms, 3 bathrooms, fitted kitchen, utility/larder room, office, double garage and a good sized garden. Other benefits include separate self-contained cottage with kitchen/ breakfast room, reception room with

doors to a terrace overlooking the garden, double bedroom and en suite bathroom. This area is well known for its historic pubs and excellent private and state schools. The brasseries, boutiques, bars and amenities of Chiswick High Road are within walking distance. For families, the open spaces of Kew Green, the Botanical Gardens and Chiswick House Grounds are within close proximity while for the commuter Kew Bridge, Gunnersbury stations and the A4/M4 are on hand for access both in and out of central London.

### KEY FEATURES

**Grade II listed building**

**Enviably views of the Thames**

**3 bedrooms**

**Double garage**

**Excellent local schools**

**Separate self-contained cottage**





## ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

## KEY INFORMATION

<b>Local authority:</b>	London Borough of Hounslow
<b>Internal area:</b>	3,444 sq. ft. / 319.96 sq. m.
<b>No. of bedrooms:</b>	3
<b>Tax Band:</b>	H

