

RIVERHOMES

Chiswick Staithe
Chiswick W4

£1,200,000
Freehold



Chiswick Staithe Chiswick W4

A beautifully proportioned three bedroom townhouse set beside the River Thames, with lateral views across the water and approximately 1,600 sq. ft. of internal space. Designed in 1963 by the local architect Edward Armitage, the development is notable for its thoughtful planning and variety of house types. At its centre is an unexpectedly generous, car-free communal garden, lending the atmosphere of a quiet cathedral close. The house is positioned on a peaceful cul-de-sac just off Hartington Road and benefits from off-street parking.

The ground floor is arranged around a large, contemporary kitchen and dining room that opens directly onto a private patio, alongside a utility / storage room and a guest toilet. The first floor is given over entirely to a spacious reception room, with access to a terrace overlooking the front of the house. On the top floor is a calm and expansive principal suite, with wall-to-wall built-in wardrobes and an en suite bathroom. A loft provides additional storage.

KEY FEATURES

3 bedrooms

2 bathrooms plus a guest toilet

Approx. 1,600 sq ft of well-proportioned internal space

Set on Hartington Road, a prime Chiswick conservation address, moments from Strand on the Green, Chiswick House and Duke's Meadow

Direct river views

Off-street parking

Chiswick Station within walking distance

Access to excellent local schools

No onward chain





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

- Local authority:** London Borough of Hounslow
- Internal area:** 1,540 sq. ft. / 143.20 sq. m.
- No. of bedrooms:** 3
- Council tax band:** G - £3,476.37 per annum approx.
- Service charge:** £1,200 per annum approx.



World Waterside Ltd trading as riverhomes for themselves and its clients give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. 2: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and any services, equipment or facilities have not been tested. 4: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. 5: They assume no responsibility and any intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. If you require clarification of any points please contact us.