



Magnolia Wharf Chiswick W4

A rare opportunity to acquire this charming townhouse, set amongst immaculately maintained communal gardens just yards from the Thames towpath, in this attractive development on Strand on the Green. The accommodation comprises a 30' triple aspect, open-plan kitchen/ dining/ reception room with floor to ceiling windows. Two double bedrooms with built-in wardrobes and a modern bathroom with separate shower cubicle. Further benefits include a private garage, residents car park and views over both the communal front and private rear gardens. Magnolia Wharf, a

secluded development, accessed from Thames Road as well as the river towpath, offers easy access to the many historic pubs and restaurants of Strand on the Green. The closest transport links are the Kew Bridge National Rail Station and Gunnersbury Underground (District Line), and the A3/ M3 and A4/ M4. An employee of the company has an interest in this property.

KEY FEATURES

2 storey townhouse

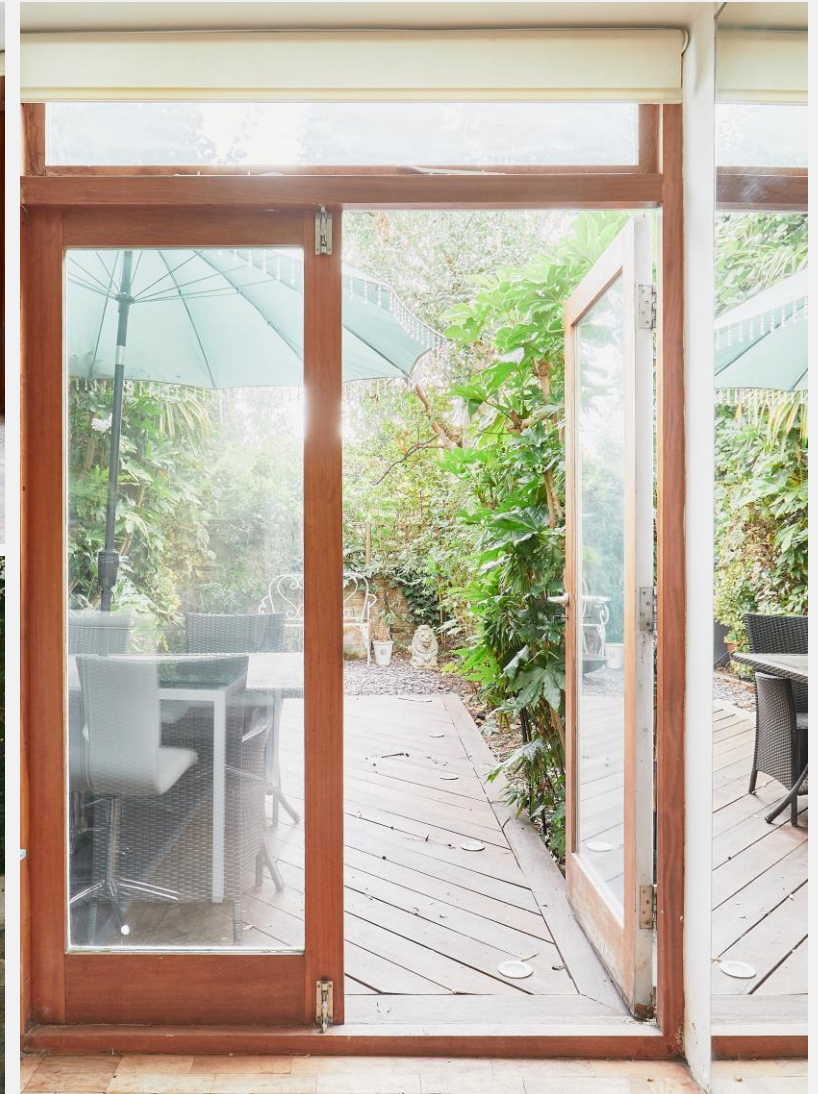
2 double bedrooms

Communal front and private rear gardens

Private garage

Off-street parking

Riverside location





ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority:	London Borough of Hounslow
Internal area:	848.00 sq. ft. / 78.00 sq. m.
No. of bedrooms:	2
Communal area maintenance fee:	£500 per annum approx.
Council tax fee:	£2,299 per annum approx.
Council tax band:	E

