



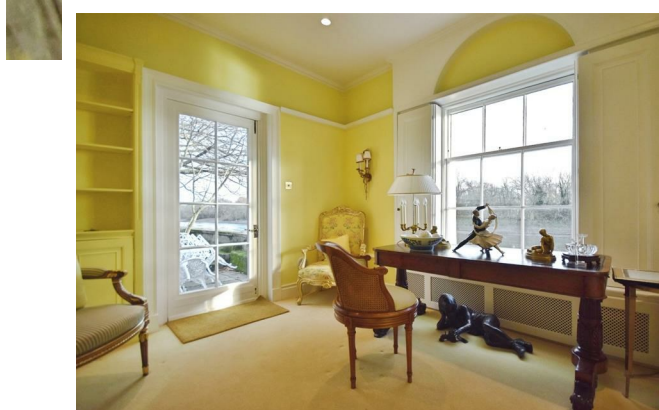
QUILLIAM

Syon Park, Park Road
London

- Grade 1 Listed Property
- Two Double Bedrooms
- Three Receptions Overlooking Thames
- Newly Renovated Kitchen
- Stunning Thames Views
- Extensive Grounds
- Integrated CCTV
- Private Drive
- Garage and Parking
- Located Within Syon Park

£4,800 PCM





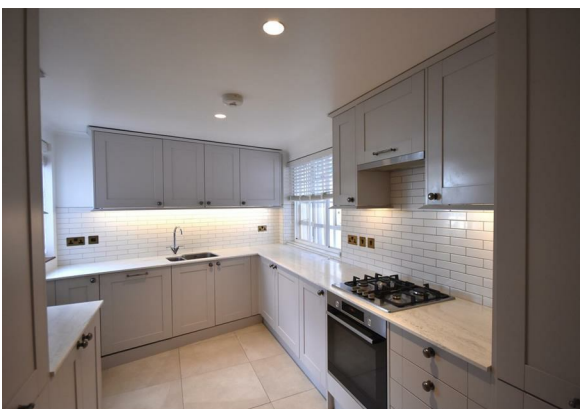
The Pavilion is a rare and historic riverside residence set within the renowned grounds of Syon Park, enjoying exceptional views across the River Thames. Originally commissioned around 1770 by the Second Duke of Northumberland and designed by the celebrated architect James Wyatt, the Pavilion was first conceived as a boathouse and tea room, created as a surprise riverside retreat for the Duchess and a vantage point for viewing regattas. The building later evolved with the addition of a distinctive domed roof and elegant stucco façade and is now a listed structure of considerable architectural and historical significance.

The principal front rooms all overlook the River Thames, offering beautiful uninterrupted views. These rooms comprise a well-proportioned office, a formal dining room, and an impressive round drawing room, which reflects the Pavilion's unique architectural heritage and provides a striking entertaining space.

The kitchen has been recently refurbished and now features all new, modern appliances, combining contemporary convenience with the character of this historic home.

The property is approached via a private driveway, providing a sense of privacy while remaining discreetly connected within the estate. The large garden overlooks the Thames and is predominantly laid out with mature shrubbery, making it both attractive and low maintenance.

Set close to Syon House, built on the site of a former medieval abbey and surrounded by Capability Brown-designed parkland, The Pavilion sits within one of West London's most historically rich estates, long associated with the Percy family, the Dukes of Northumberland. Royal connections further enhance its provenance, with King William IV and Queen Adelaide known to have visited the Pavilion in the 1830s for rowing events on the river.



Accommodation

Circular Entrance Hall

Cloakroom

Library/Office

14'1" x 10'9"

Drawing Room

21'11" x 21'7"

Dining Room

14'1" x 11'9"

Kitchen

15'5" x 8'2"

Principal Bedroom

18'0" x 15'1"

Dressing Room

11'1" x 7'2"

Shower Room

8'6" x 5'10"

Reception Room

10'5" x 7'10"

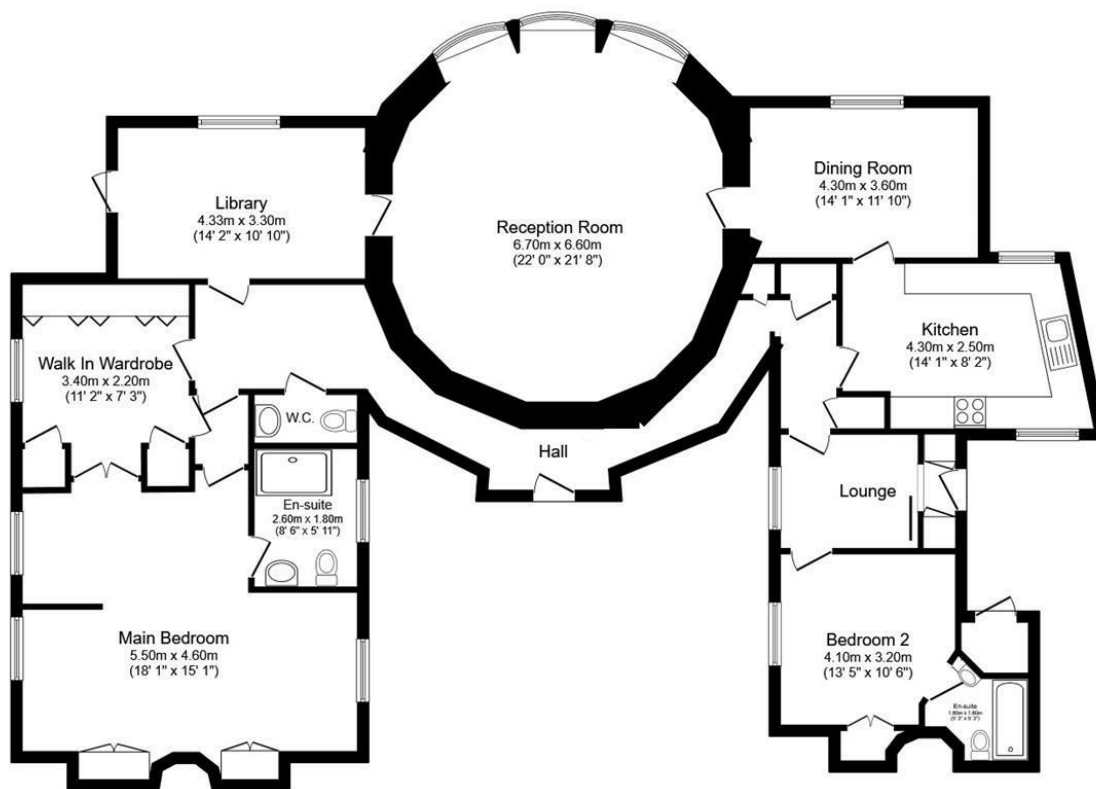
Bedroom Two

13'5" x 10'5"

Bathroom

5'2" x 5'2"





Floor Plan

Floor area 174.1 sq.m. (1,874 sq.ft.)

Total floor area: 174.1 sq.m. (1,874 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



| Energy Efficiency Rating | | |
|---|-----------|----------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 40 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements