



Strand on the Green, Chiswick, W4



Strand on the Green, W4

£3,495,000 Freehold

Description

A rare opportunity to reside in this majestic Grade II listed residence situated in prominent position along this historic stretch of the River Thames. 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 briefly comprises; 3 reception rooms, 3 bedrooms, 3 bathrooms, fitted kitchen, utility/larder room, office, double garage and a good sized garden. Further 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.

Location

The property is located in Strand on the Green, an idyllic riverside enclave of Chiswick well known for its historic pubs and excellent private and state schools. The brasseries, boutiques, bars and amenities of Chiswick High Road are all within convenient 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 and Gunnersbury stations as well as the A4/M4 are on hand for access both in and out of central London.



Key information

- **Local Authority:** London Borough of Hounslow.
- **Internal Area:** 3,444 sq. ft. / 319.96 sq. m.
- **EPC rating E**
- **An impressive Grade II listed residence**
- **Fantastic spot overlooking the River Thames**
- **Three bedrooms & three bathrooms**
- **Beautifully fitted kitchen, plus utility/larder room**
- **Separate office**
- **Double garage and a great size rear garden**
- **Highly sought after Strand on the Green location**
- **Convenient position for Chiswick High Road & both Kew Bridge & Gunnersbury stations**

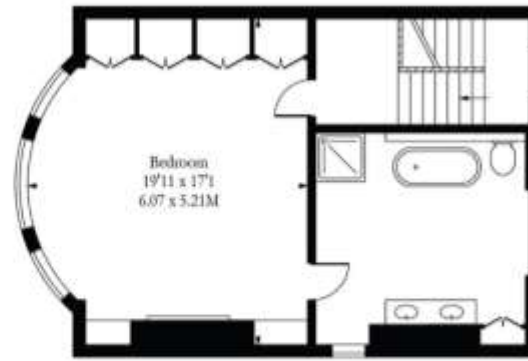


Floorplan & EPC

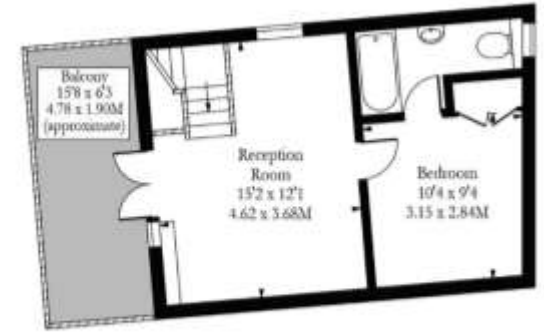
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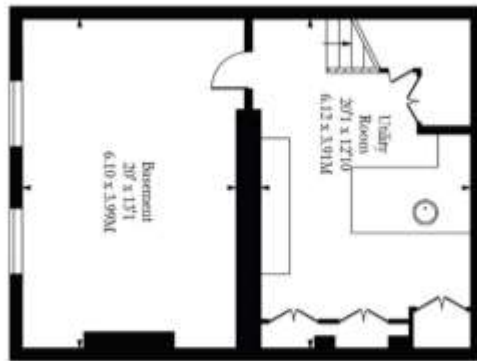
First Floor



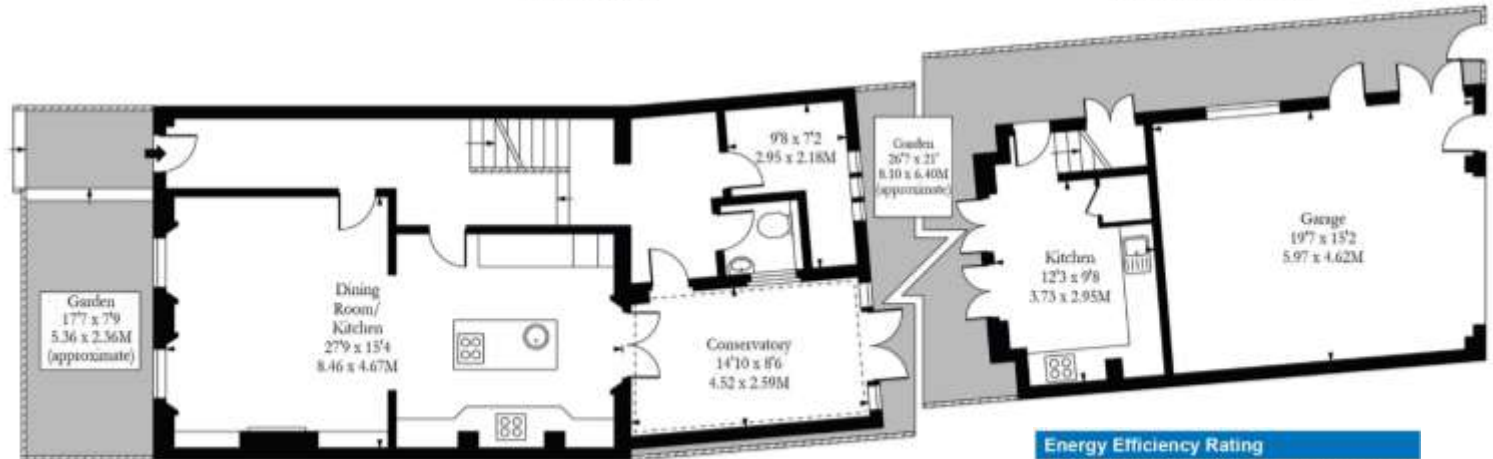
Second Floor



Studio - First Floor



Basement



Ground Floor

Internal Area: 3,444 sq. ft. / 319.96 sq. m.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	2002/91/EC

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For clarification: These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us. Illustration Purpose Only - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purpose only, is not to scale and should be used as such by any prospective purchaser.