



HOMESearch

Asking Price £3,280,000
London, W4



3
Bedrooms

1
Bathroom

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This beautifully presented 3-bedroom terraced property is located on Wavendon Avenue in W4. Offering a perfect blend of charm and character, this home stands out with its unique features.

Ideally situated close to excellent public transport links, highly regarded schools, and a range of local amenities, this property is the perfect choice for families. With spacious living areas and a warm, homely feel throughout.

Wavendon Avenue is a wide street in the centre of Chiswick, approx. 5 minutes walk from the high road, running east-west, sheltered from the noise of the London traffic by the old town hall to the north and by a row of housing to the south from the Great West road, considered by local estate agents one of the three best streets in Chiswick. It is indeed quite unusual to have a street of this width which, in addition to two large pavements, accommodates parking spaces on both sides and a further two traffic lanes. Old substantial large trees and new young ones line the pavements. The houses are early 20th Century, those with odd numbers are south facing and benefits from sun exposure.

The newly built wall and modern railings and gate enclose the front area, the master bricklayer used the best bricks available topped by a layer of engineering bricks which also cover the columns holding gate, bricks which have been individually cut to match the width of column. In addition to the entrance passage, there is a garden covered by small shingle, with a semi-elliptic low flower bed in the centre, flooded by the sun.

The exterior of house, railings, gate and the entrance door have been freshly repainted. From the reception hall with its visitors coat hanger, antique chest and a rare linen picture, the lounge opens towards marble fireplace fitted but still in use, the chimney having been cleaned twice in the last 5 years. The two Side alcoves are clear of furniture and attractive. A large double window overlooks the front garden and the street, a large radiator is below it. From the original ceiling, hangs a central lampshade sourced from a well known Chelsea specialist retailer and original wall cornices are still in place. The floor has a new underlay, carpet and rug, to soften the pass. An interesting range of pictures hang on the walls. As mentioned above, the sun bathes this room.

Next is the second reception room where the fireplace has been blocked and the two side alcoves are occupied by a bookcase and a radiator. The attractive fireplace feature could be removed to gain space. A French window opens to the large patio. This room has been used as office.

A corridor and a side alcove, with the family coat hanger and a newly fitted fuse box, is underneath the stairs leading to the upper floor and takes us to the dining room. The original wooden floor has been recently polished and to gain space, the original fireplace has been removed. A double window overlooks the patio and the newly built brick wall built by the neighbours to extend their kitchen. Subject to planning permission you have the possibility to extend the kitchen. The original dresser is still in place and a low and upper cupboard cover the opposite wall. A small round metal table carrying bottles and glasses stands in a corner as a bar. Above it a few shelves carry essential classic and modern cookery books. A minimalist dim-able design centre lampshade hangs from the ceilings.

A doorway accesses the large kitchen, freshly repainted, where the original outside toilet, sink, larder and fireplace have been removed to allow a continuous modern counter around the three walls fitted by the owners, with a large double bowl single drainer sink and a large window above it, opening the view to the garden. A washing machine and a fridge close the counter. Cabinets have been built on the side wall.

A door opens to the garden. Great care and expense have been given to it by a professional, it is surrounded by a robust wooden fence, with a door giving access to the back passageway. This door is a sign of its time, being the entrance for the butcher boy and the other commercial suppliers, a rusted original doorbell still sits in the wall next to the kitchen door. From the kitchen window the back fence is hidden by a climbing Jasmin, the beds are covered by flowers and the lawn is a laid with real grass, something rare nowadays. A mature pear tree has recently been pruned, and the owners expect copious flowering. All weather tables and chairs and warming lighting prolong pleasure in a balmy summer evening.

From the reception hall, stairs lead to the upper floor, the new runner and the carpet of the landing, as with the carpets in the lounge, have been sourced from the Chelsea design centre. An original wardrobe occupies the space between the stairs and the master bedroom which is exceptionally spacious as it embraces the width of the lounge and the reception hall. Two single adjacent beds face large windows and offer a place to indulge on a Sunday morning particularly when the sun floods in. The original chimney serving a lounge fireplace is still in place and two side alcoves are occupied by two inbuilt wardrobes fitted by the owners, a full length door mirror near the window. The original ceiling cornices have been continued on the two wardrobes, three chest of drawers accommodate in the room and an attractive period lampshade hangs from the ceiling.

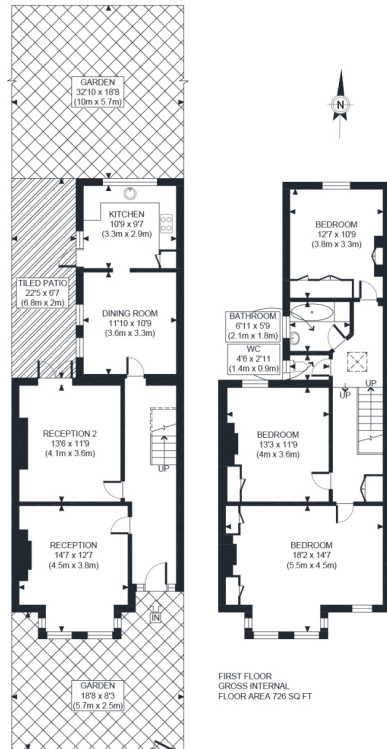
The second adjacent bedroom contains the original blocked fireplace. An original fitted wardrobe occupies an alcove and the other by a chest of drawers. The window

overlooks the patio and the garden. The original separated toilet and bathroom, directly accessible from the landing, stand between the second and third bedroom where the original blocked fireplace. A full door-to wall wooden wardrobe has been fitted by the owners. The garden and the pear tree, a rare bird perch, occupy the view.



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FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 726 SQ FT

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 721 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1447 SQ FT / 134 SQM	Wavedon Ave
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.	11/10/25
	photoplan

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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