



The Power House, Chiswick High Road
Chiswick W4



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A rare opportunity to purchase a unique duplex loft style apartment with lift access in Grade II listed "Power House Building" in Chiswick.

The apartment is on the top floor and has three king sized double bedrooms, all of which have been carefully crafted to have plentiful storage and access to their own bathrooms. On the upper floor of this duplex, you have a large open plan kitchen dining space flooded with natural light from its Southwest Facing aspect. The indoor-outdoor living space and 18ft vaulted ceilings with exposed steel beams give a sense of space and unrivalled character.



Guide price: £1,550,000

Tenure: Leasehold: approximately 151 years remaining

Service charge: £4000 per annum, reviewed every year, next review due 2024 and includes ground rent

Local authority: London Borough of Hounslow

Council tax band: E

The roof terrace, which is a great entertaining space, is south west-facing, makes for a perfect entertaining space with uninterrupted views of west London. This home has the added benefit of having a "Crow's Nest" mezzanine area, offering an extra reception area, underground secure parking and fourth room which makes excellent working from home space. The Power House, Chiswick is a former electricity generating station on Chiswick High Road and a Grade II listed building, completed in 1901. It provided power for the London United Electrical Tramway Company until 1917. The upper part of the building was converted for residential use in 1985, and the lower part for use as a recording studio in 1989. In 1985, the upper part of the building was converted into residential accommodation, including a penthouse which is split over three levels, and flats "ingeniously tucked into the roof". The architects were David Clarke Associates. In 1989, the four lower floors of the building were converted by Powell-Tuck Connor & Orefelt into recording studios, including "an elaborate original iron staircase." The studios are used by Metropolis Group.



Location Description

The Power House is located in the heart of W4, a short walk to Turnham Green and Stamford Brook Underground Stations (District Line), and within 25 minutes drive to Heathrow Airport along the A4. Chiswick's bustling high street is moments away, with Chiswick Cinema, High Road House, Gails Cafe and M&S all on the doorstep.

All distances and times are approximate.



Approximate Gross Internal Floor Area 161 sq m / 1733 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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