



Grantham Road, London W4

---



# Grantham Road, London W4

A newly refurbished three double bedroom family home that has a contemporary feel and stunning interiors. The ground floor has a double reception room with two feature fireplaces (one of which is an active gas fire) and bay window at the front. Wooden floors run throughout and the neutral colour scheme mixed with modern furnishings create a stylish living space. At the rear of the property you have an eat-in kitchen, complete with integrated appliances, underfloor heating and dining space. From the kitchen you exit onto a south facing private garden which is low maintenance and has planning permission to add an annex studio at the rear (the current owner has drawings created).



**Guide price:** £1,195,000

**Tenure:** Freehold

**Local authority:** London Borough of Hounslow

**Council tax band:** F





In addition to the generous living space on the ground floor this home has a large cellar which is currently unconverted but provides either a generous storage space or potentially a place to extend into (STPP), This home has three bedrooms and family bathroom spanning across the first and second floor with further room to extend into the loft (STPP). At the front of this property is a private off street parking space as well as free on street parking.

## Location

Grantham Road is located just off Burlington Lane, close to Corney Reach, the River and Chiswick House and Grounds. The local area is well served with excellent local schools, Dukes Meadows Recreational Grounds, New Chiswick Pool/Gym, and local shops along Edensor Road.

Chiswick Mainline station (approximately a 10 minute walk away and goes to Waterloo) and Turnham Green Tube station are a short bus journey away. Chiswick High Street is also just a short walk away.



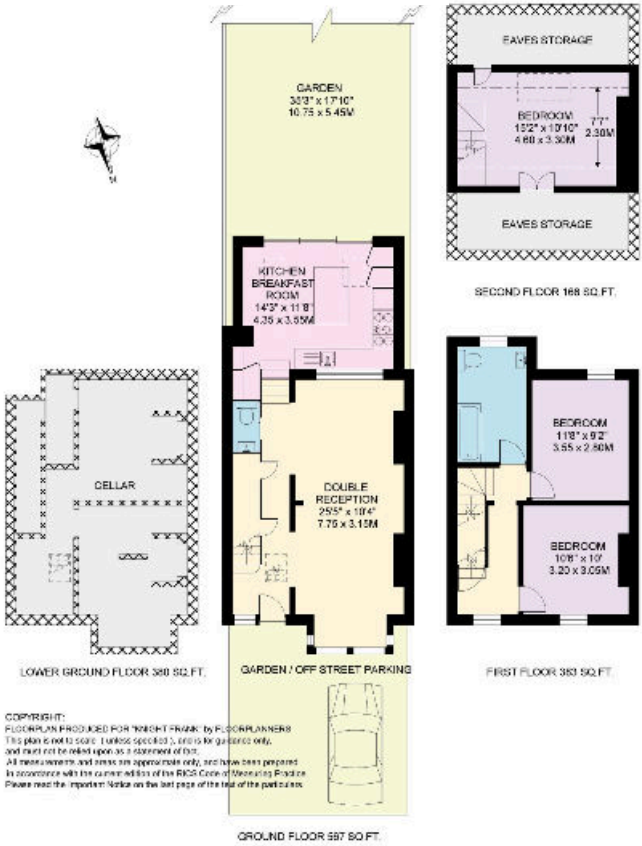






**Approximate Gross Internal Floor Area  
154.3 sq m / 1661 sq ft**

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.



**Knight Frank**  
**Chiswick**  
 64 Turnham Green Terrace We would be delighted to tell you more  
 W4 1QN Lewin Craig-Corbett  
 020 3927 6315  
[knightfrank.co.uk](http://knightfrank.co.uk) lewin.craig-corbett@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2023. Photographs and videos dated November 2023.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.