



Mills Row, Chiswick W4

  
For sale  
020 8833 7005

 Knight  
Frank

# Mills Row

## Chiswick W4

On entering the ground floor, you have a private study which makes an ideal working from home space, a separate WC and an south facing reception room to the rear, which benefits from floor to ceiling windows and an abundance of natural light.

The garden has been designed over three levels and allows for an abundance of natural light in the lower ground floor kitchen and family room. There is a separate utility room and cloakroom before entering the expansive 24'3 x 18'2 kitchen family room, which is fitted with modern integrated appliances, including a wine fridge. Bi-fold doors lead to the terrace, with stairs leading up to the westerly gardens.



**Guide price:** £1,950,000

**Tenure:** Freehold

**Local authority:** London Borough of Hounslow

**Council tax band:** G



## Description

The first floor offers the Principal Bedroom Suite with en suite bathroom and floor to ceiling built in wardrobes and a double bedroom with en suite to the front of the property. The second floor has two further bedrooms and a family bathroom, both with ample storage.

Further benefits include off street parking for two cars, a west-facing garden and an outside storage cupboard

## Location

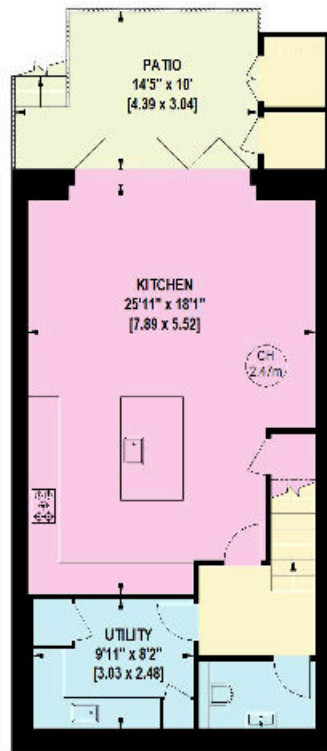
Mills Row is located moments away from Chiswick High Road and its wide array of independent boutique retailers, pubs/bars and restaurants.

There are excellent transport links nearby with Chiswick Park and Turnham Green stations (District line) both within easy reach. There is also easy access in and out of Central London via the A4/M4. For international business and travel, Heathrow Airport is nearby.

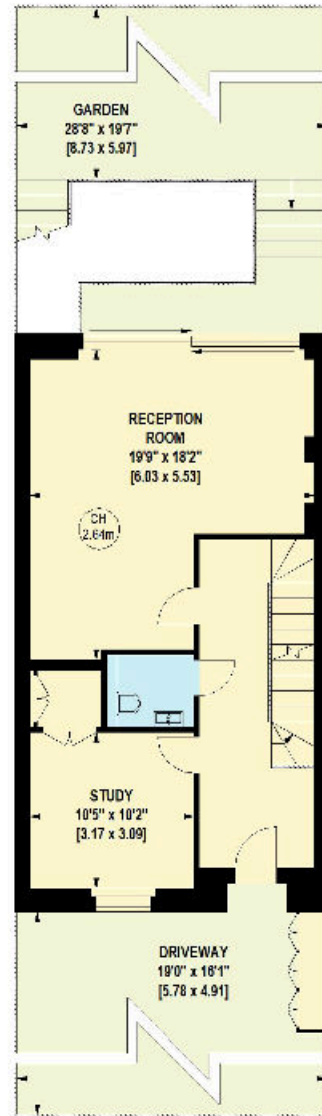




# Mills Row, W4



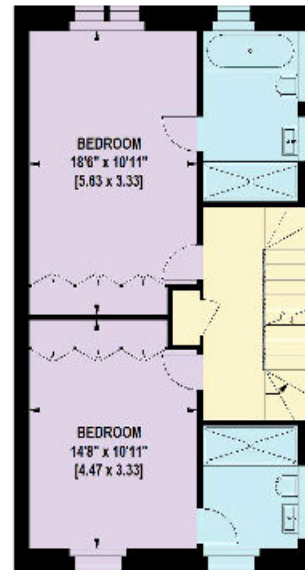
**LOWER GROUND FLOOR**  
57.43 sqm



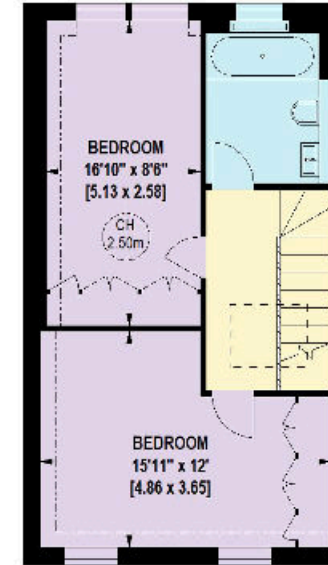
**GROUND FLOOR**  
57.10 sqm

**Approximate Gross Internal Floor Area**  
214.32 sq m / 2307 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.



**FIRST FLOOR**  
57.12 sqm



**SECOND FLOOR**  
42.64 sqm



**Knight Frank**  
**Chiswick**  
64 Turnham Green  
Terrace  
W4 1QN

**Lewin Craig-Corbett**  
020 3927 6315  
lewin.craig-corbett@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

## Your partners in property



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 June 2024. Photographs and videos dated May 2024.

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.