



Stile Hall Gardens Chiswick W4

A stunning conversion on a popular residential road, moments' walk from the River Thames, injecting light, space and all the modern technology you would expect from a new home, behind the classic elegance of an Edwardian façade. With more than 1,600 sq. ft. of space, the property has been internally rebuilt with all new heating, integrated air conditioning, plumbing, electrics and windows. The south facing living area has floor-to-ceiling glazing, poured concrete floor with underfloor heating, hand-built solid wood kitchen, dining for 10+ and

opens to an outdoor terrace and landscaped garden with an outdoor kitchen. In addition, there is a utility room, snug area and third bedroom. The custom-built staircase takes you to two double bedrooms or second reception depending on use requirements. The master suite provides a walk-in wardrobe, luxurious bathroom and views over beautifully designed rear garden. To this floor you will also find the second bedroom / second reception and a cloakroom.





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The house is fully alarmed and has an integrated air condition system. The impressive garden has been stylishly landscaped whilst the outbuilding offers a garden store room, versatile use room for guests/working from home/gym and an outdoor kitchen. The house is set 0.3 miles from the River Thames and Kew Bridge Station,

0.5 miles from Gunnersbury Underground station and is within the Strand on the Green Primary School catchment area. Local amenities include numerous pubs & restaurants along and the banks of the River Thames and local convenience stores and coffee shops at Kew Bridge. Council tax band D. EPC rating C.

KEY FEATURES

Three bedroom house

Hand-built solid wood kitchen

New heating

Integrated air conditioning, plumbing, electrics

Walk-in wardrobe

Custom built staircase

Stylishly landscaped garden

Within the Strand on the Green Primary School catchment area

Fully alarmed





**Stile Hall Gardens
Chiswick W4**

Guide Price £1,250,000
Share of Freehold

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

- Local authority:** London Borough of Hounslow
- Internal area:** 1,643 sq. ft. / 152.75 sq. m.
- Council tax band:** D
- No. of bedrooms:** 3
- Lease length:** 991 years approx.





