

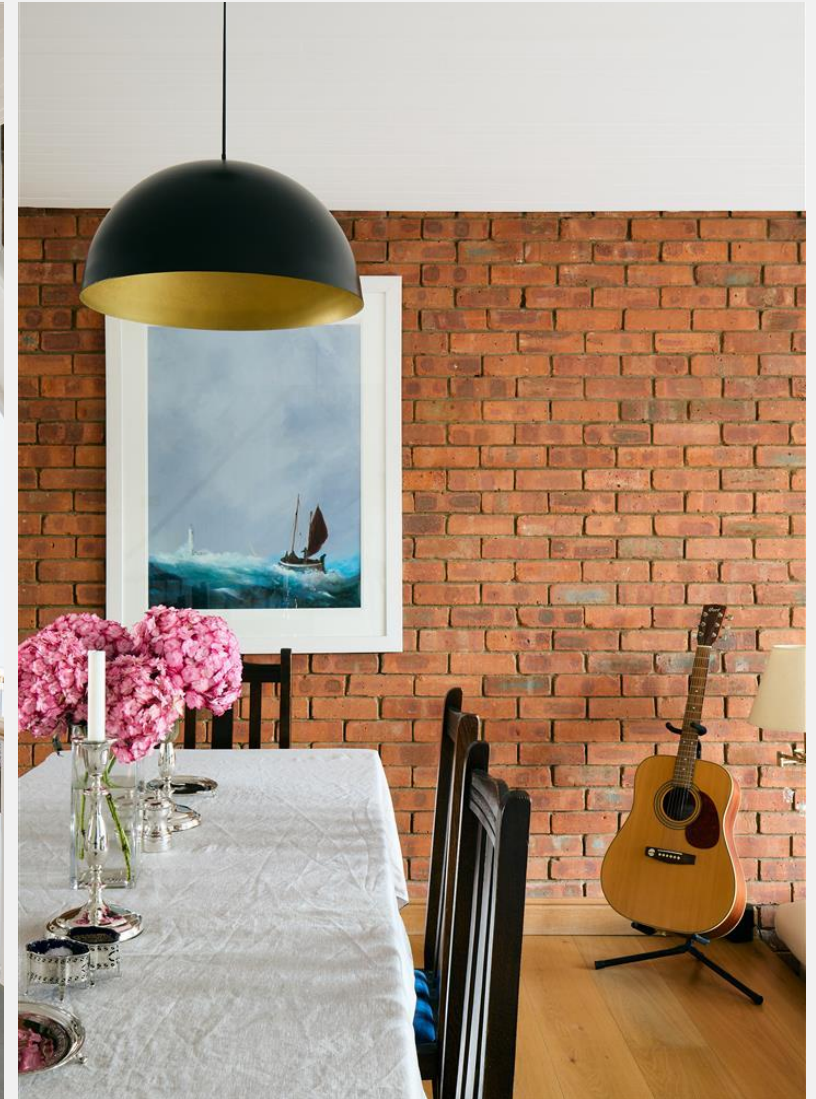


**Chiswick Quay
Chiswick W4**

RiverHomes is delighted to offer to market this immaculate and spacious four storey, four bedroom modern townhouse located within this private marina development on the River Thames, boasting over 2,000 sq. ft. of living space. The property offers direct views over the marina, and to the ground floor comprises;

a garage with off street parking in front for two cars, plus EV charging point, spacious hallway utility room and toilet. The first floor houses a 34 ft. split level kitchen/ dining/ reception room with double French doors onto the private, decked terrace overlooking the marina,





Chiswick Quay Chiswick W4

with outside tap and stairs down to the marina. To the second floor are three double bedrooms and a family bathroom. Finally, on the top floor is a master suite with stunning roof terrace, dressing room and en suite bathroom. The property has been renovated to exacting standards by the current owners. Chiswick Quay offers an idyllic riverside location close to the open spaces of Dukes Meadows, and The Roko and Riverside

Health Clubs and leisure moorings are available to rent, within the development, subject to availability, house residents receive a 25% discount. The nearest station is Chiswick National Rail (reaching Waterloo in twenty five minutes), buses run regularly along Hartington Road and the motorist can easily access the A4/M4 and A316 / M3 both into and out of Central London. EPC rating C.

KEY FEATURES

Four storey townhouse

Four bedrooms

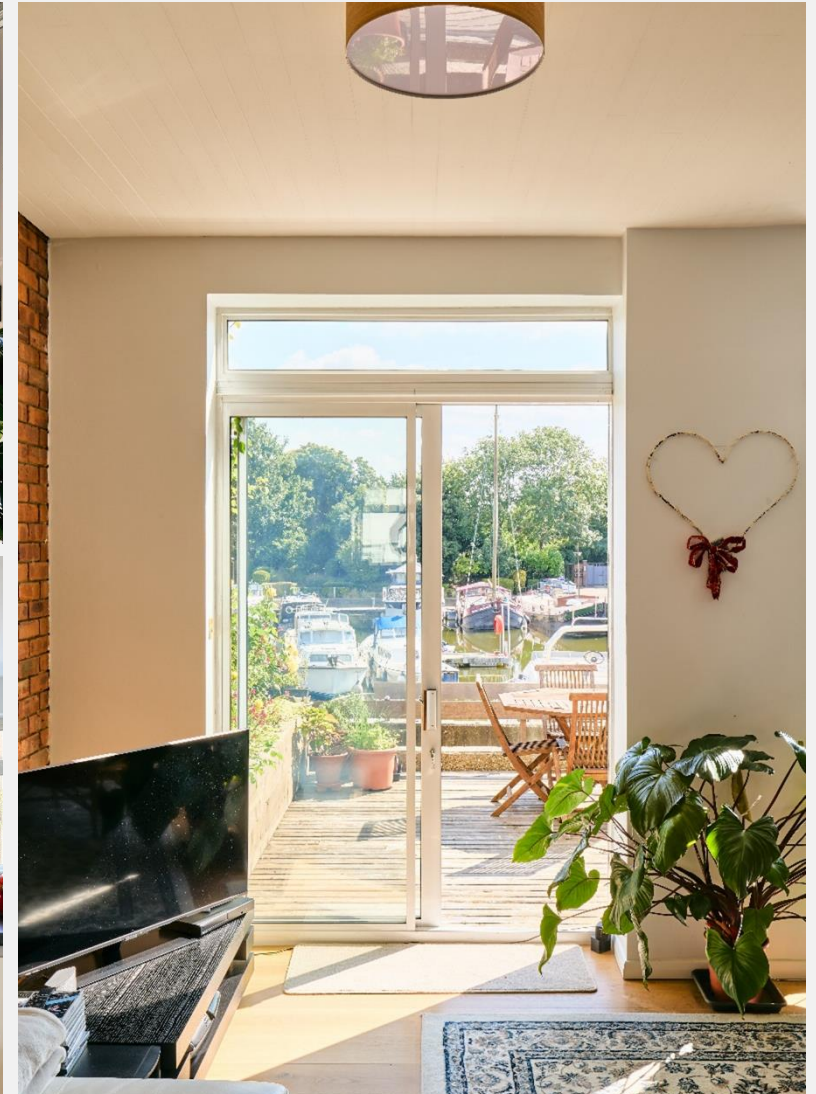
Located within this private marina development

Direct views over the water

A large garage with off street parking

2 private, decked terraces

Stairs down to the marina





Chiswick Quay
Chiswick W4

£1,500,000
Freehold

ENERGY PERFORMANCE CERTIFICATE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

KEY INFORMATION

Local authority: London Borough of Hounslow
Internal area: 2,063 sq. ft. / 191.76 sq. m.
Council tax band: G
No. of bedrooms: 4
Service charge: £1,500 per annum approx.
Reserve fund: £500 per annum approx.

