

MILNTHORPE ROAD,

London W4



## FAMILY HOME IN CHISWICK'S PRESTIGIOUS GROVE PARK

The residence is presented to the market in impeccable condition, offering a perfect blend of luxurious living and sophisticated entertaining spaces.



Local Authority: London Borough of Hounslow Council Tax band: H

Furniture: unfurished

 $Minimum \ length \ of \ tenancy: 12 \ months$ 

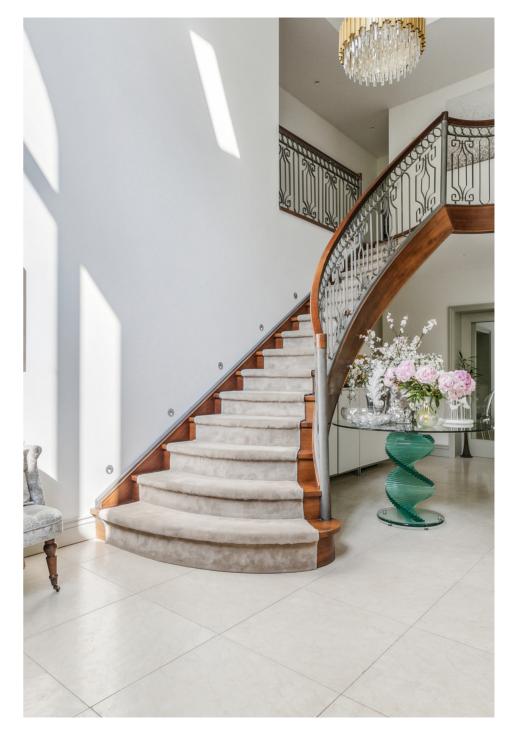
Deposit amount: £34,615.38

Available date: Now

Guide price: £25,000 per month



Upon entering the ground floor, you are greeted by a breath-taking entrance hallway featuring sweeping staircases, elegant Botticino marble flooring, and a striking atrium ceiling. The floor also boasts two spacious reception rooms with parquet flooring, a separate dining room, a study, a guest cloakroom, and a bespoke Bulthaup kitchen outfitted with fully integrated appliances, including Gaggenau ovens. The ground floor is flooded with natural light, enhanced by high ceilings and meticulously preserved original features.







Bi-folding doors from the reception room, dining room, and kitchen lead to a beautifully landscaped garden, extending 19.4 meters. This outdoor oasis includes a swimming pool, a pool house with a shower, and a separate boiler/pump house, creating an ideal space for relaxation and entertainment.

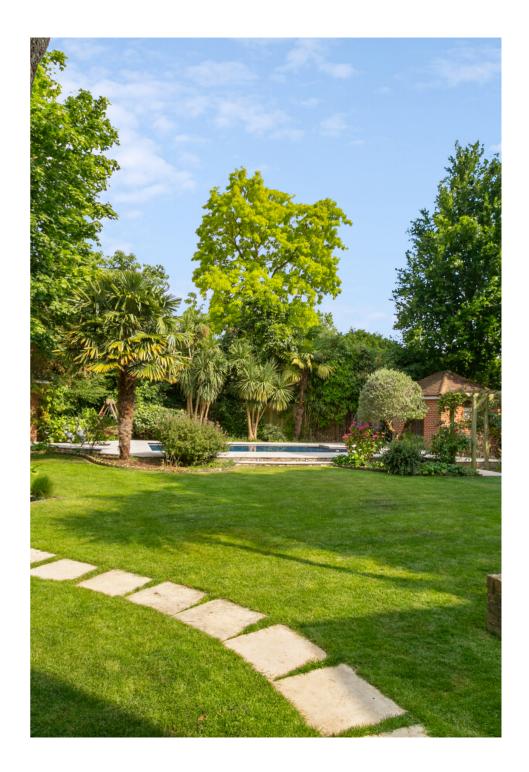
The lower ground floor offers a luxurious cinema room with a projector screen, a wine cellar, a sauna, a shower room, a guest cloakroom, and a spacious utility room, providing ample space for leisure and convenience.

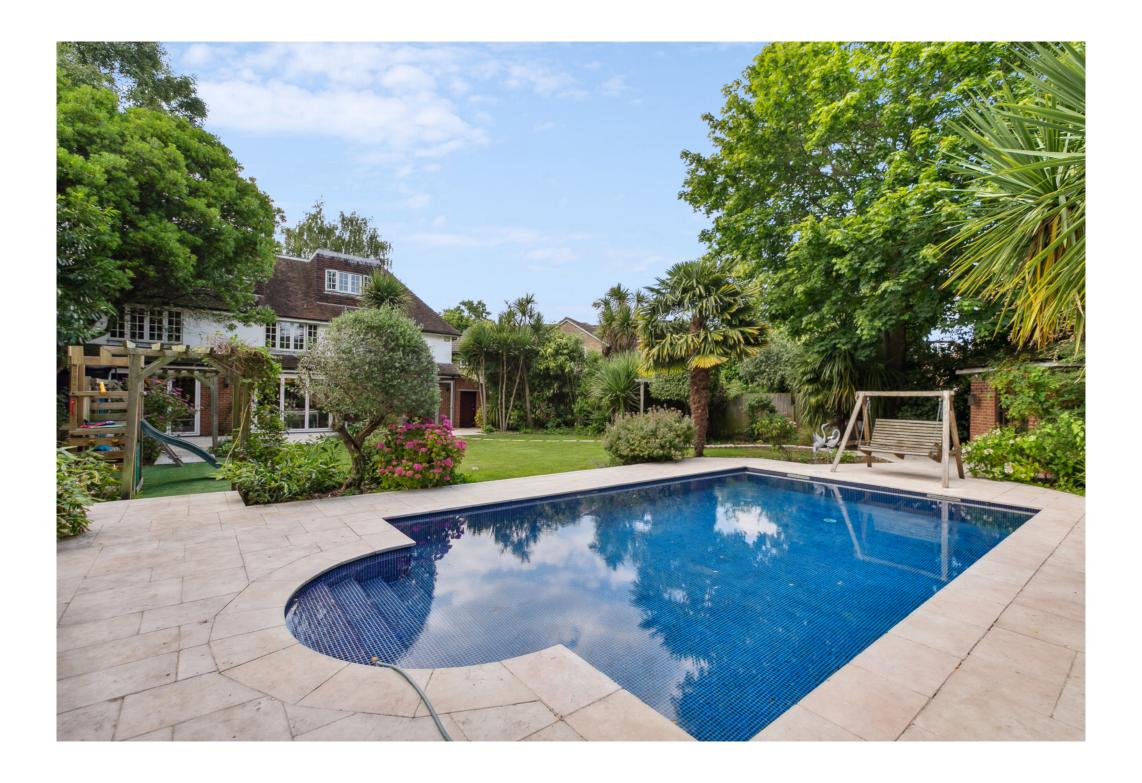
The upper floors host the magnificent principal suite, complete with a separate dressing area featuring wall-to-wall wardrobes. There are five additional double bedrooms, five of which have en-suite bath or shower rooms and fitted wardrobes, ensuring comfort and privacy for all family members and guests.



Milnthorpe Road enjoys a prime location just moments from the bustling Chiswick High Road, offering easy access to a variety of charming boutiques, lively bars, and diverse restaurants. Residents can also enjoy the tranquil open spaces of Chiswick House and Grounds, which are within close proximity, perfect for leisurely strolls and outdoor activities.

For commuters, Chiswick Mainline station, providing Southwest Trains to Waterloo, is conveniently situated just 0.5 miles away on foot. Chiswick Park station, serving the District Line, is only 0.7 miles away, ensuring excellent connectivity to central London and beyond. Motorists will appreciate the close proximity to major roadways, including the A40 and M4, facilitating easy travel in and out of the city.









(Including garage and outbuliding Approximate Gross Internal Area =  $557.7\,$  sq m / 6,004 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



## We would be delighted to tell you more.

Zara Mirza

0203 435 6452

zara.mirza@knightfrank.com

**Super Prime Lettings** 

23 Hill Street, Richmond upon Thames, TW9 ISX

## Your partners in property

## knightfrank.co.uk

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details, which is information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirmation by the landlord, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. Fixtures and fittings: Carpets, curtains, light fittings and other items fixed to the property (and not fixed to the property) belonging to the landlord are included in any tenancy as evidenced in the inventory, unless specifically noted otherwise. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. 5. Deposit: All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if not an AST), and two weeks' rent (if not an AST

Particulars dated May 2024. Photographs and videos dated May 2024. All information is correct at the time of going to print. 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 WIU 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.