



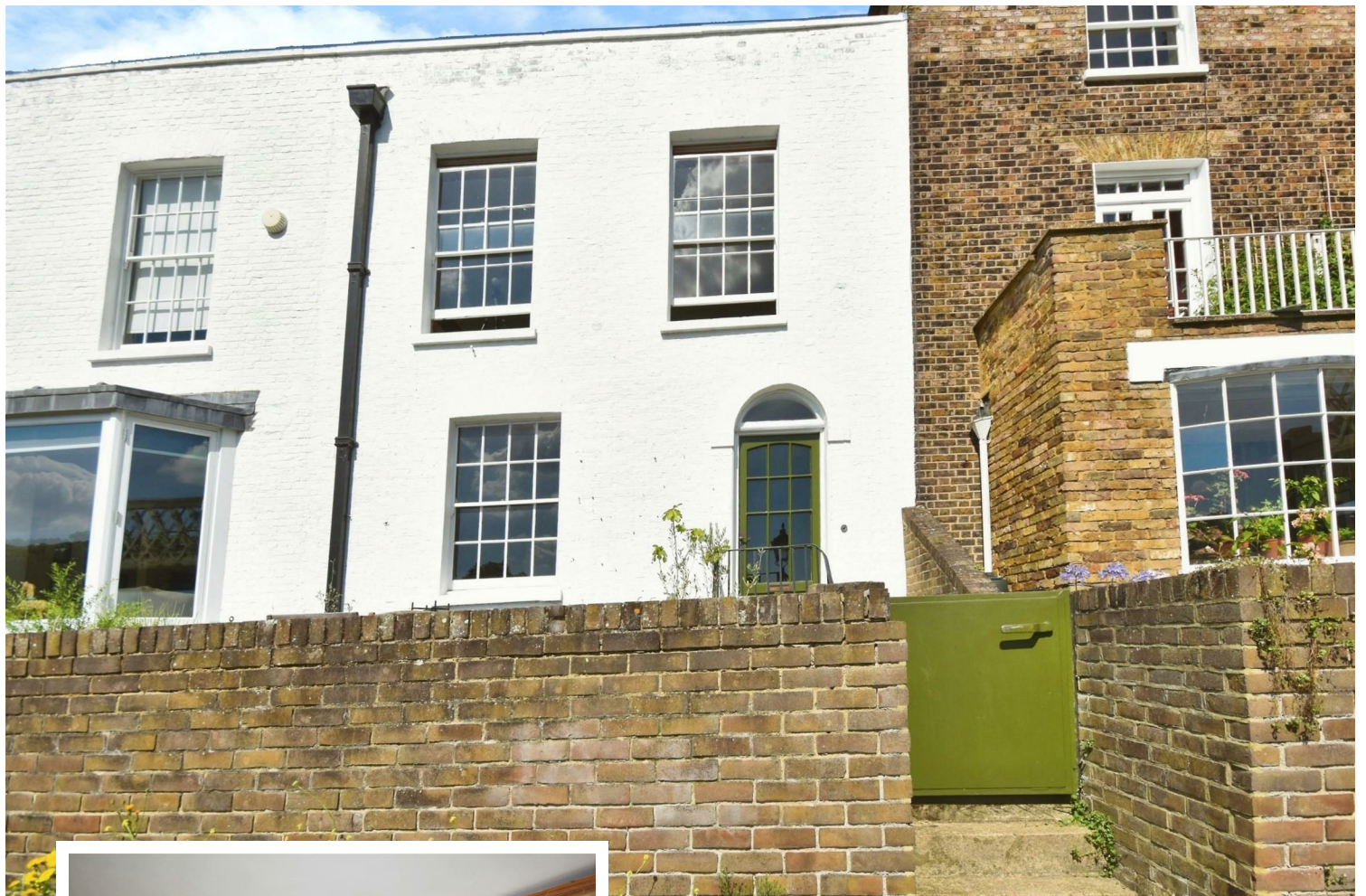
QUILLIAM

Strand On The Green London

- Waterside Home
- Three Reception Rooms
- Four Bedrooms
- Kitchen/Family Room
- Large Games Room
- Cloakroom
- Large Family Bathroom
- Private Waterside Terrace
- Courtyard Garden
- Garage

£3,250,000





Property Description

A rare opportunity to purchase this Grade II listed house arranged over three floors, with river frontage situated in the sought after Strand on the Green.

Steps from the Thames path provide access to a raised private terraced area with commanding views over the River Thames.

The raised ground floor provides an entrance hall, a front reception room with feature fireplace, original shutters and views of the River Thames. The rear reception room also has a feature fireplace, a large storage cupboard and cloakroom. To the rear is a large open plan family room and kitchen. A door leads to an enclosed paved garden with a garage and rear access to Thames Road.

From the entrance hall stairs descend to the lower ground floor with good sized adaptable accommodation, currently arranged as two double bedrooms and a large gallery/games room.

The first floor features a spacious bedroom to the front with a feature fireplace, twin windows and shutters and exceptional river views including Oliver's Island. There is a further double bedroom and a light and bright spacious family bathroom incorporating ample storage.

Whilst the property needs some refurbishment the accommodation is spacious and adaptable and offers the new owners an opportunity to make the property into a home to their exacting taste and standards.

Kew Bridge Mainline Station is 0.5 miles away along with several bus routes. Chiswick and Brentford High Streets are close by as well as local schools and amenities. Local pubs and restaurants on Strand on the Green and Thames Road lend themselves to the experience of riverside living.



ROOMS

Entrance Hall

Reception Room
14'1" x 11'6"

Rear Reception
Room

Cloakroom

Kitchen/Family Room
34'5" x 18'10"

Games Room/Studio
36'6" x 17'10"

Bedroom One
17'10" x 13'5"

Bedroom Two
13'6" x 12'5"

Bedroom Three
17'10" x 14'7"

Bedroom Four
12'10" x 11'3"

Bathroom

Terrace

Courtyard Garden

Garage

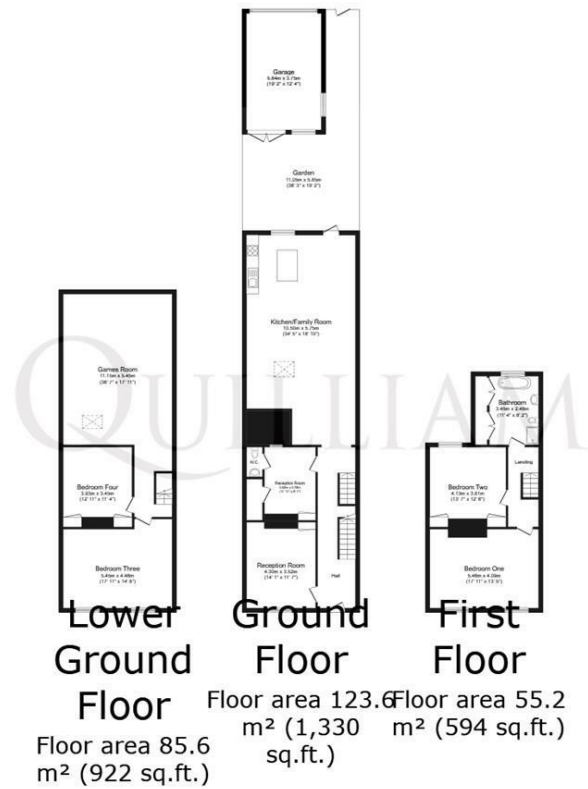
Additional Information

EPC: D

Council Tax Band::G

London Borough of Hounslow





TOTAL: 264.4 m² (2,846 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements