





#### welcome to

## **Spencer Road**

A truly exquisite detached, family home with a huge private garden in one of the most sought after, tree-lined roads in Chiswick. Offering an impressive 3,900+ square feet of living space, with period features throughout, this substantial family home comprises 6 double bedrooms (master with en-suite), large family bathroom, 3 separate reception spaces, kitchen, utility room, downstairs WC, study, gym, garage and generous hallway.

Located nearby a parade of local shops, Chiswick station and only a stone's throw from Strand on the Green (River Thames), Chiswick High Road and excellent motor links via the A4/M4 and A316.



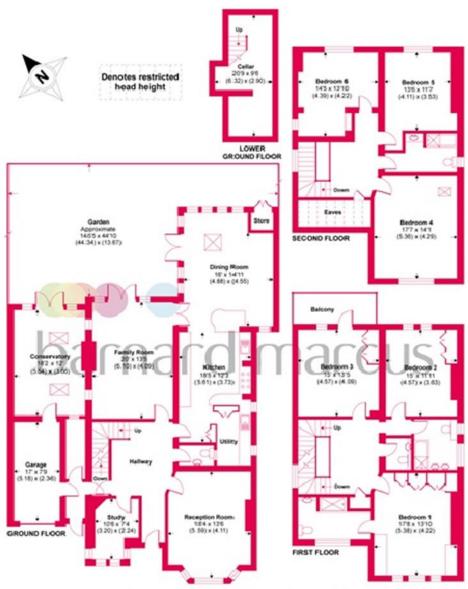












# Spencer Road, London, W4

APPROX. GROSS INTERNAL FLOOR AREA 3929 SQ FT 365 SQ METRES (EXCLUIDES RESTRICTED HEAD HEIGHT / STORE & INCLUIDES GARAGE)

#### Welcome to

### **Spencer Road**

- Huge private garden
- Detached
- Period features
- Off street parking
- Over 3,900 sqft of living space

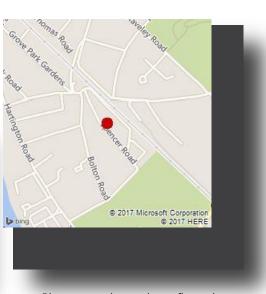
Tenure: Freehold EPC Rating: E

# £3,250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CSW102855 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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