



Barrowgate Road  
Chiswick, W4

CHESTERTONS





This unique unmodernised ground floor apartment offers an exciting modernisation and extension (STPP) opportunity for the purchaser to create an amazing spacious garden flat.

A freehold of building in a much sought after area of Chiswick comprising a large flat of approximately 1,292 sq ft and first floor flat, sold off on a 55 year lease. The property benefits from a garage and off street parking. The property benefits from planning permission for demolition of the garage and construction of a two storey house, as well as planning permission to split the ground floor into two units with rear extension. (The net area of completed development will be approximately 2550 sq ft).

There is an incredibly spacious entrance hallway with feature fireplace, large bedroom with dual aspect windows, reception room with attractive lead light windows and door leading onto the garden, kitchen/dining room, bathroom and additional cloakroom.

Barrowgate Road is a highly desirable tree-lined residential road running off Dukes Avenue being within easy walking distance of the shopping, restaurant and transport facilities of Chiswick High Road, as well as the historic ground of Chiswick House.

- Unmodernised
- In excess of 1,200 sq ft of accommodation
- 90'ft south facing rear garden
- separate garage
- Highly sought after location

Asking Price £1,475,000

Energy Efficiency Rating		Current	Potential
100-105	A		
81-100	B		
62-81	C		69
43-62	D		
25-43	E	49	
10-25	F		
1-10	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

**Tenure:** Freehold  
**Service Charge:**  
**Ground Rent:**  
**Local Authority:** Hounslow Council  
**Council Tax Band:** E

**Chestertons Chiswick Sales**

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 Chiswick  
 London  
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Barrowgate Road, W4



Ground Floor  
Approx Gross Internal Area **1256 Sq Ft - 116.68 Sq M**  
(Excluding Garage)

For Illustration Purposes Only - Not To Scale  
[www.goldiers.co.uk](http://www.goldiers.co.uk)  
Ref. No. 011962K

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