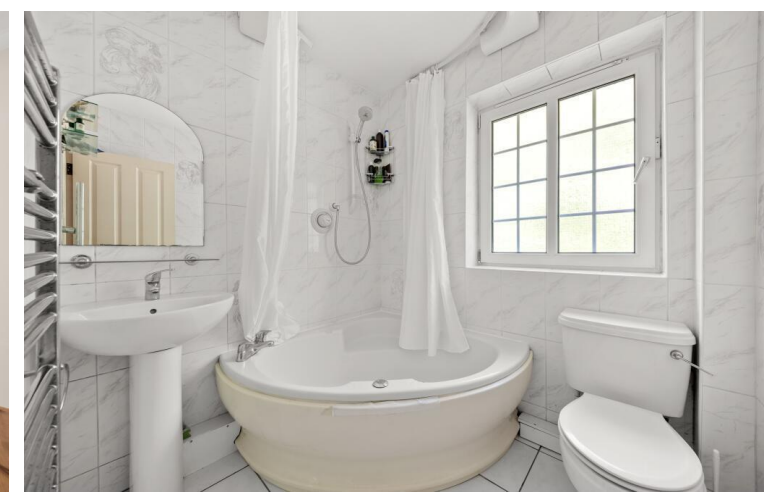




Magnolia Road
London, W4

CHESTERTONS





Nestled near the riverside towpath, this well maintained 3 bedroom, 2 bathroom house offers a perfect blend of comfort and convenience, Ideal for families, professionals, or anyone seeking a peaceful retreat, but within reach to all the amenities.

The property is well maintained throughout, but would benefit from some minor cosmetic works and upgrading. The accommodation comprises three bedrooms, two bathrooms, good size reception and a 40'ft west facing rear garden.

Magnolia Road runs off Thames Road and is within easy reach of Strand On The Green and the river towpath, as well as local shops, restaurants and excellent schooling facilities the immediate area has to offer.

- Mid terrace Family House
- Three Bedrooms
- Two bathrooms
- Good size reception room
- Fitted Kitchen
- West Facing Rear Garden

Asking Price £850,000

Energy Efficiency Rating		Current	Potential
90-100	A		85
81-89	B		
72-80	C	72	
69-71	D		
55-68	E		
49-54	F		
35-48	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

England, Scotland & Wales

Tenure: Freehold
Service Charge: n/a
Ground Rent: n/a
Local Authority: Hounslow Council
Council Tax Band: E

Chestertons Chiswick Sales
 155 Chiswick High Road
 Chiswick
 London
 W4 2DT
 chiswick@chestertons.co.uk
 020 8995 3443

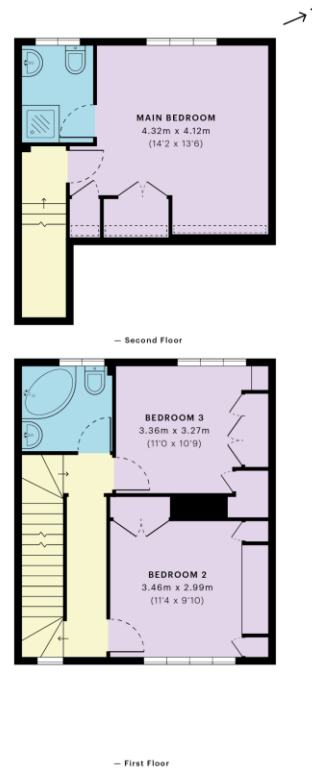
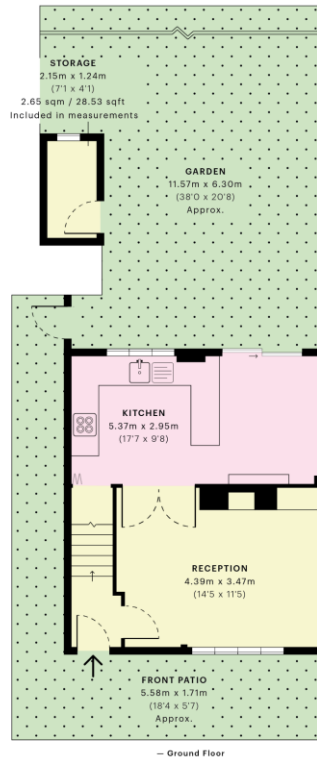


Magnolia Road, W4

CAPTURE DATE 19/08/2022 LASER SCAN POINTS 81,163,236

GROSS INTERNAL AREA

95.77 sqm / 1030.86 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
95.77 sqm / 1030.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes walkways, restricted head height
81.37 sqm / 875.86 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
2.65 sqm / 28.52 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
1.00 sqm / 10.76 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 89.32 sqm / 961.43 sqft
IPMS 3C RESIDENTIAL 84.54 sqm / 909.98 sqft
SPEC ID: 62f5b03a7c7f560e2308caed

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