



CLEMENTS  
HABBA



Park Road, Chiswick, London

Chiswick, London, W4 3HL

**£2,350,000**

**Freehold**

 6  6  3  70

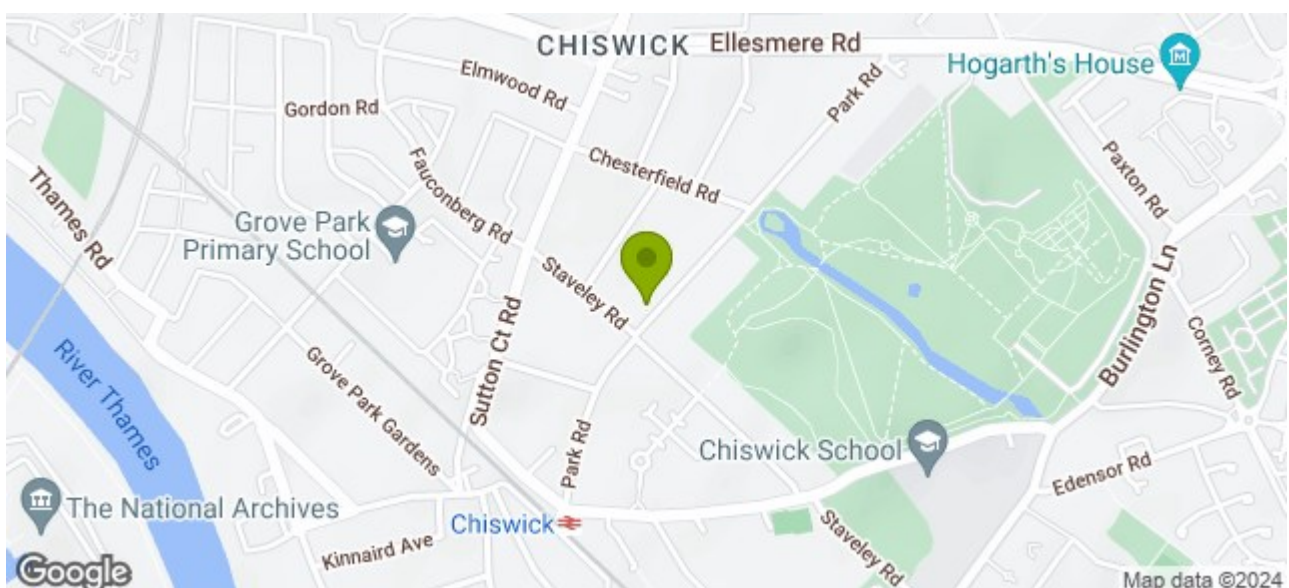
# 106 Park Road

Chiswick, London, W4 3HL

- Detached Family Home
- 3181 Sq Ft Internal Space
- Highly Desirable Chiswick Location
- EPC - C
- Unusually Wide Plot
- 6 Bedrooms
- Available for first time in 60 years
- Large West Facing Garden
- Off Street Parking
- Extension Potential

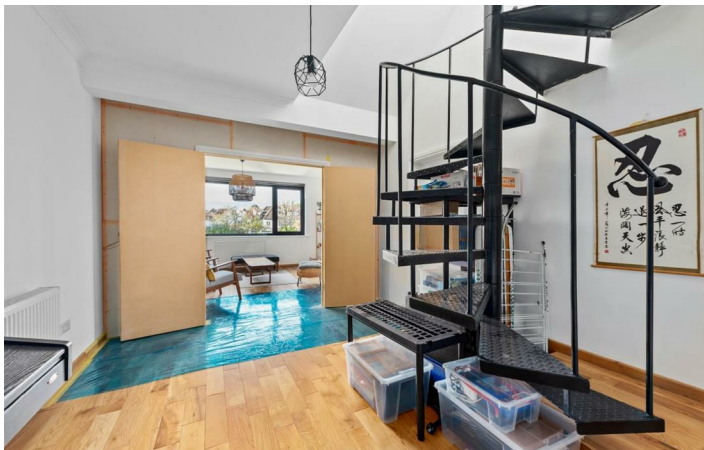
Available to the market for the first time in 60 years and with over 3000 sq ft of internal living space, this detached family home with an unusually large, private, west facing garden, is located on an advantageous position on Park Road, one of Chiswick's premier residential streets.

We are pleased to exclusively market for the first time in 60 years, an enormously wide, detached, family home with large private, west facing garden, located on an advantageous position on Park Road, one of Chiswick's premier residential streets. The plot is unusually large and the house offers a full width front drive, providing parking space for two cars. The unusual layout, the result of the house being renovated and extended to accommodate a multigenerational family, nevertheless gives the new owners plenty of scope for imprinting their own style upon it. There is potential to extend at the back and loft, subject to planning consents while there is planning approval in place for the addition of a well sized garden studio. EPC - C.



Tel:0208 798 2132

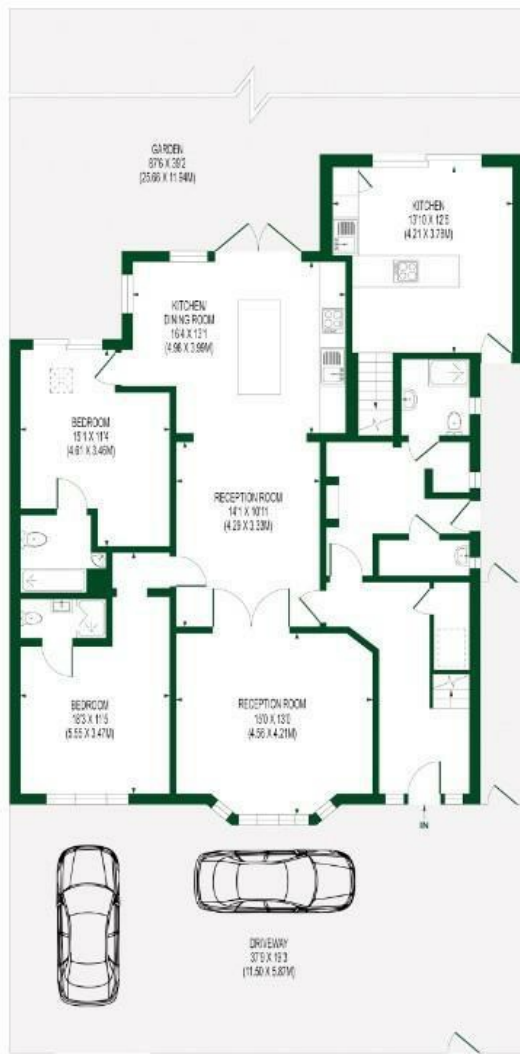




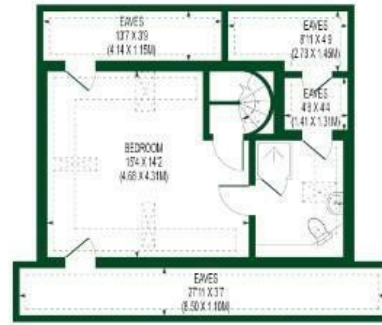
# Floor Plan

## PARK ROAD

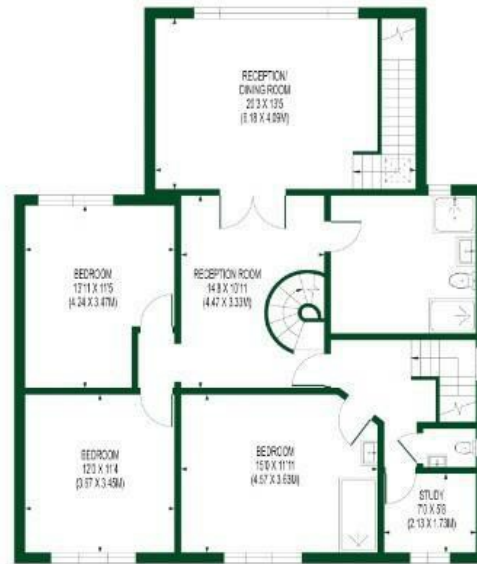
APPROX. GIA (INCL. REDUCED HEIGHT AREA): 3181 SQ. FT/295.52 SQ.M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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 THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92 plus <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions 62 plus <b>A</b> (81-91)	
<b>B</b> (69-80)		<b>B</b> (69-80)	
<b>C</b> (55-68)		<b>C</b> (55-68)	
<b>D</b> (39-54)		<b>D</b> (39-54)	
<b>E</b> (29-38)		<b>E</b> (21-28)	
<b>F</b> (13-28)		<b>F</b> (11-20)	
Not energy efficient - higher running costs <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions <b>G</b>	
<b>70</b>	<b>78</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC