



## Ibis Lane, W4

£1,395,000

A spacious and well presented townhouse that enjoys beautiful views onto Chiswick Quay Marina. The property has four bedrooms, two bathrooms, an internal double garage and utility room as well as off street parking. The principle bedroom has a roof terrace also overlooking the marina. The house is chain free.

Ibis lane is located within 0.4 Miles of Chiswick Station (GWR). The property is also a short walk from local green spaces such as Chiswick House & Grounds as well as having the river on your doorstep. Local shops, cafés and restaurants are close by next to the station and other areas such as Chiswick Mall and Fauconberg Village. The property is within the catchment of Grove Park School.

### Features

- Chain Free
- Riverside Location
- Garden and Roof Terrace
- Overlooking Marina
- Off Street Parking
- Double Garage and Utility Room



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Walking up to the living floor there is a large open plan room which is separated by dual level segmentation where the kitchen dining area is raised to the front of the house and the living space is on a lower level overlooking two french doors that lead to a 30ft West facing garden. This sunny garden looks onto the marina and has direct access to it via a security gate. The lower floor has a guest WC, a double garage and a utility room.

Upstairs, the second floor has three bedrooms and a family bathroom. The design of the house allows a picture frame view of the marina as well as plenty of natural light into all rooms. On the top floor the principle suite enjoys a walk in wardrobe/dressing room, a spacious four piece en-suite and a fantastic roof terrace that again over looks the marina and has views of the river.



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Total area (approx.): 193.1 sq. m (2,078.5 sq. ft)  
Terrace / Balcony : 69.2 sq. m (744.9 sq. ft)