



andrew nunn
ASSOCIATES

£1,400,000
Fauconberg Road
London, W4 3JZ



PROPERTY SUMMARY

A lovely three storey Victorian semi detached house situated in the ever popular Fauconberg Village area of Grove Park and being only a short distance from Chiswick House and Grounds and the river Thames. This comfortable family home retains many original features and offers versatile and well proportioned accommodation, side access and a south facing garden.

Wide hallway, large cellar, utility room, sitting room, kitchen/dining room leading into the conservatory overlooking the garden, which is wider than average for the road and has a wisteria-shaded deck. On the first floor are three double bedrooms and a shower room and large shelved airing cupboard, whilst on the second floor are two further double bedrooms and family bathroom.

There is covered side access with storage shelving leading to the 27' rear garden which enjoys a south westerly aspect. Freehold

The property is within the Grove Park Primary school catchment area (Ofsted outstanding) and nearby are a number of other state and private schools. The parade of shops opposite is a real benefit to the local community and includes the popular Nuki's Thai restaurant, Budgens general store and the Copper Cow. Both Chiswick Mainline station (Waterloo) and Gunnersbury tube (District Line and Overground) are only a short distance. There is easy access to the A4/M4 with Heathrow International Airport being only a 15 minute drive.

5



2



3





Fauconberg Road, W4
Approximate Gross Internal Area 173 sq m / 1862 sq ft



Floor Plan produced for Andrew Nunn Associates - Chiswick by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

The Clock House
66 South Parade
Chiswick
London
W4 5LG

OFFICE DETAILS

020 8995 1500
sales@andrewnunnassociates.co.uk