

# RIVERHOMES

Magnolia Road  
Chiswick W4

OIEO £900,000  
Freehold



## Magnolia Road Chiswick W4

A handsome three bedroom Victorian terrace, moments from the Thames in one of Chiswick's most sought-after riverside neighbourhoods. Arranged over three floors and extending to approximately 1,044 sq. ft., the house has a pleasing sense of proportion, with original details sitting comfortably alongside a simple, practical layout. The ground floor is given over to a generous reception room, its proportions enhanced by an original cast-iron fireplace that makes a striking centrepiece. At the rear, the kitchen and breakfast room opens onto a private

west-facing garden, bringing plenty of afternoon and evening light into the heart of the house. Two bedrooms occupy the first floor, including the principal bedroom with its original wardrobe doors, alongside the family bathroom. The top floor is home to a further bedroom and opens onto a west-facing roof terrace, large enough for a table and chairs and particularly well suited to morning coffee and a drink at the end of the day. Beyond the house, the Thames is a short walk away, with the pubs, cafés, and riverside walks of Strand on the Green close by.

### KEY FEATURES

**3 bedrooms**

**1 bathroom**

**Spacious reception room**

**Private rear west-facing garden**

**West-facing roof terrace**

**Within Grove Park and Strand on the Green catchment areas**

**Excellent transport links via Chiswick and Kew Bridge stations**

**Council tax band: F - £3,156.92 per annum approx.**

**No onward chain**







ENERGY PERFORMANCE CERTIFICATE

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 77 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

KEY INFORMATION

**Local authority:** London Borough of Hounslow

**Internal area:** 1,118 sq. ft. / 104 sq. m.

**No. of bedrooms:** 3

**Council tax band:** F - £3,156.92 per annum approx.



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