

ALEXANDER STEER
— Estate Agents —



HARTINGTON ROAD

£3,500,000

A special house. This house has been taken back to the brick and refurbished throughout into a modern family home that provides everything one would need. Features in the house include nods to the house's original period features and modern contemporary styles. Functionally, the house includes; off street parking for multiple cars, large rooms with exceptional ceiling height throughout, a full bathroom to service each bedroom, plentiful storage spaces, multiple reception areas to be used as office or utilitarian spaces, modern features to compliment the sheer size of the house and finally, a beautiful circa 100ft South-West facing garden.

ROOMS



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4



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FEATURES

- Detached House
- Off Street Parking
- South Facing 100ft Garden
- Over 5,000 Sqft Of Living Space
- Riverside Location
- Recent Full Internal Renovation



HARTINGTON ROAD, W4

The house is grand in nature as you walk up the driveway. On entry, you are greeted by a large and modern entry hall and the work that has been undertaken by the sellers becomes clear, there is stunning high ceilings, large floor tiles and a bespoke staircase. Feeding off this room, there is a guest W/C, a boot room, a central utility hub, a larger utility and laundry room, there is a smaller reception room which can serve as an office, and finally, a beautiful large main reception room and kitchen diner. This room spans the full width of the house with glazed doors overlooking the garden. The kitchen enjoys fully integrated appliances. Compared to Chiswick and wider London standards, the garden is among the best available, over 40 feet wide and circa 100 feet long with a South Western aspect. It does not get better.

Downstairs is a fully constructed basement also with high ceilings. The space has been or could be used as a gym, games room or cinema room. There is a boiler room with modern boilers and additional water tanks to ensure strong pressure throughout the house. There is also a shower room. The careful design has ensured plenty of natural light gets into the space. You can enter the garden from this room via an aesthetic Roman stair way which is surrounded by clever optical fencing inspired by a display in Kew Gardens.

Going upstairs, you are greeted by a stunning stained glass window and another spacious first floor hallway. There is two double bedrooms, one with an ensuite, as well as the principle suite to the rear of the property. This suite overlooks the garden and spans the full width of the house. There is plenty of storage in all of the rooms and in particular in the principle suite where there is a dressing area and further storage in the main room. The bathroom in the principle suite is also tastefully put together with his and her sinks, a large bath and a large walk in shower. With relevant permissions, the principle suite could also have a roof terrace installed on top of the rear extension. The current owners have already installed the relevant structures to support the addition.

On the second floor, a further large reception area is present. There is a further shower room and a work station in this space. Perfect for teenagers to have their space in the safety of their home. There is also a double bedroom on this floor and finally another spectacular bedroom that many would love as another principle room. Again, it spans the width of the house and has an ensuite bathroom. The room itself is large with plenty of space for storage, as well as a stunning feature window overlooking the garden. This floor also hosts a large amount of loft storage.

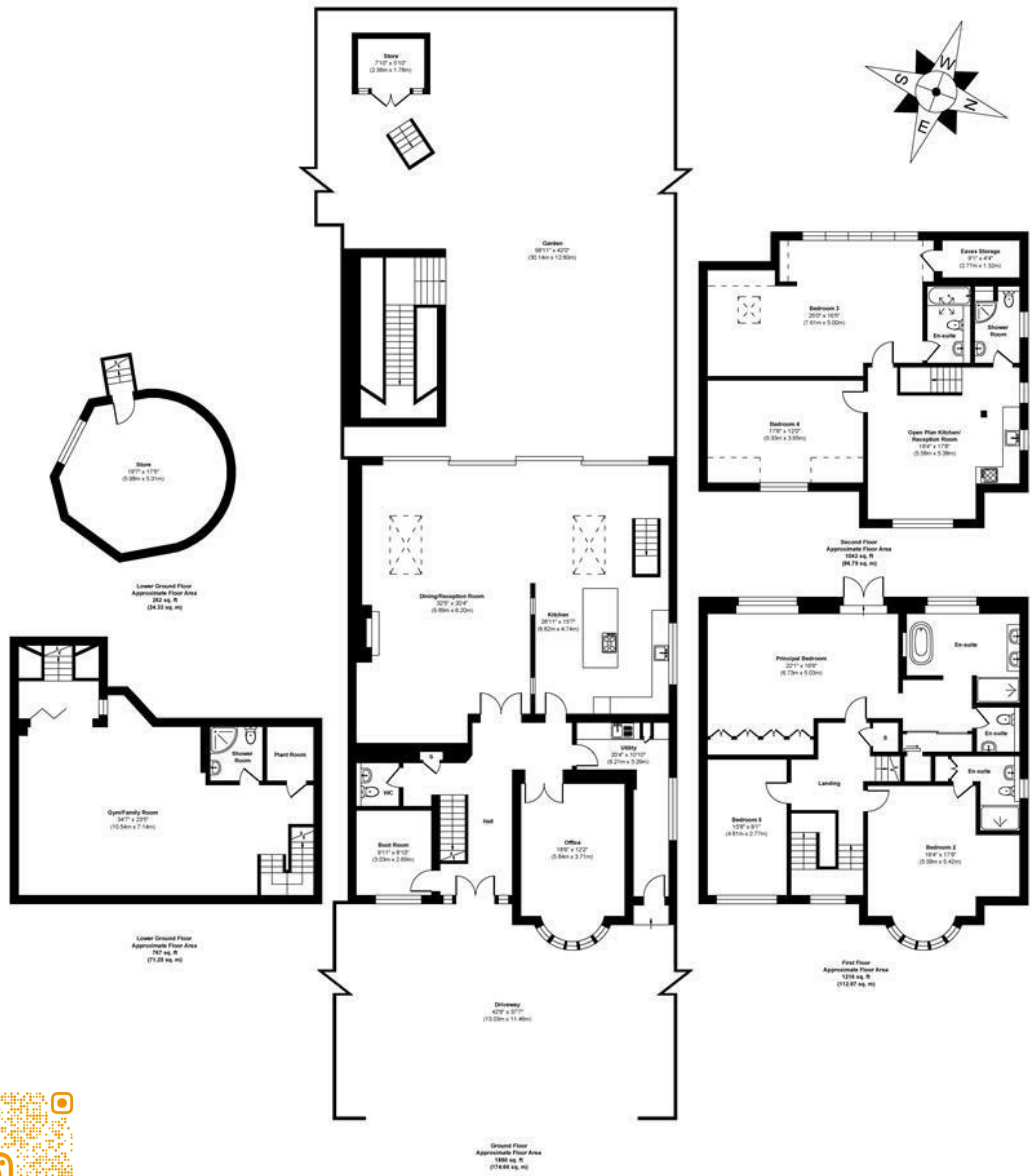
Hartington Road is a prominent road within the southern Chiswick area of Grove Park. There are many walks along the river or through green spaces such as Chiswick House available, as well as many local shops, cafe's, pubs and restaurants. There is also multiple local exclusive health and rowing clubs Chiswick Station is a short walk away which provides fast access into the city and out West, and there are local road and bus links to Chiswick High Road.







Hartington Road



Internal Floor Area 5167 sq. ft / 480.00 sq. m (Including Outbuilding)
 Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Council Tax Band
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 are advised to recheck the measurements.





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