

# RIVERHOMES

Grove Park Gardens  
Chiswick W4

£3,200,000  
Freehold

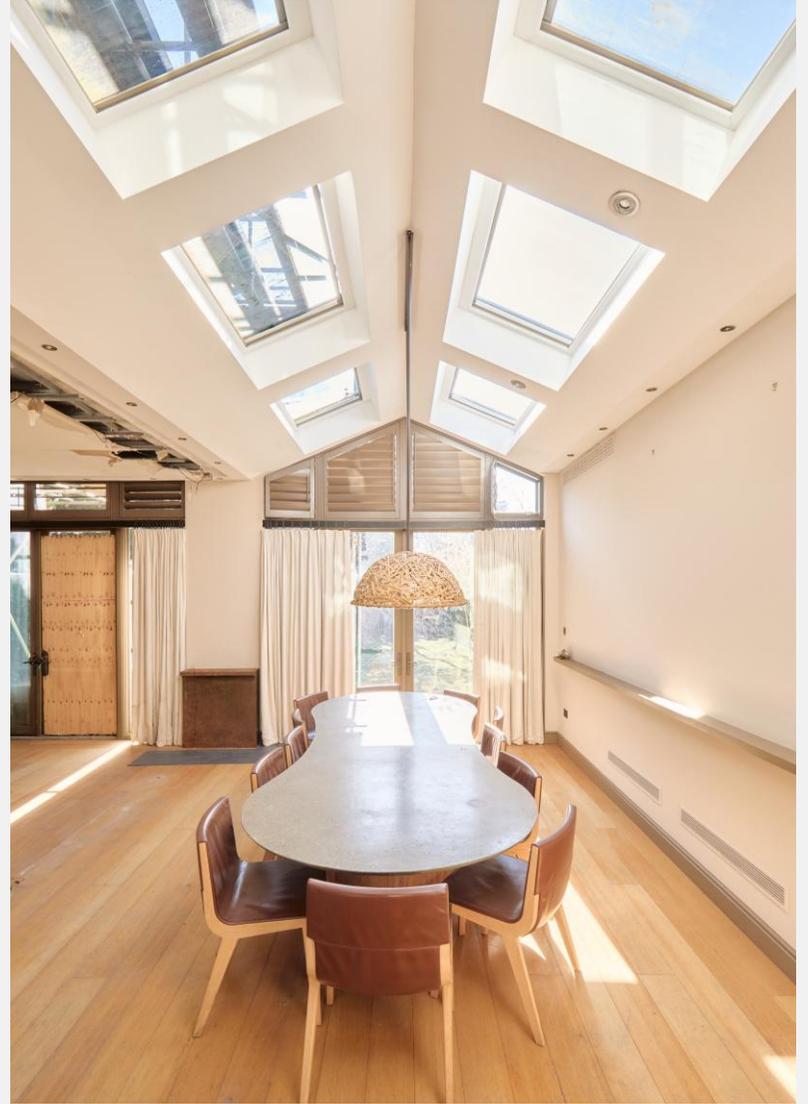


## Grove Park Gardens Chiswick W4

Set on one of Grove Park's most established residential streets, this substantial double-fronted house extends to over 4,700 sq. ft and sits within a plot that is notably larger than its neighbours. The garden is a standout. Wide, deep and unusually private, it unfolds into a series of spaces designed for entertaining, including a dedicated BBQ and outdoor kitchen area, with a separate self-contained garden studio offering a bathroom and kitchenette, ideal as a guest suite, workspace, or independent annexe.

The house itself is currently in a compromised condition following fire damage and requires complete refurbishment. It is not mortgageable in its current state. For the right buyer, this is where the opportunity lies. Much of the internal joinery and cabinetry remains in place and could be retained or reworked, offering a foundation for a considered restoration rather than a blank slate.





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Internally, the proportions are generous and well balanced. A series of large reception rooms span the ground floor, with high ceilings and strong natural light. The lower level is arranged as an entertaining floor, with a pool room, bar and cinema space, alongside additional accommodation, and utility areas.

Upstairs, five bedrooms are arranged across the upper floors, including a principal suite with dressing area and en-suite.

The setting is as compelling as the house itself. A short walk leads to the River Thames and the open green spaces of Chiswick House and Gardens, with a selection of well-regarded schools and transport links close by.

This is not a turnkey home. It is a project of scale, offering the chance to reimagine a significant house on an exceptional plot in one of West London's most quietly sought-after pockets.

### KEY FEATURES

**5 bedrooms**

**6 bathrooms**

**Double fronted house**

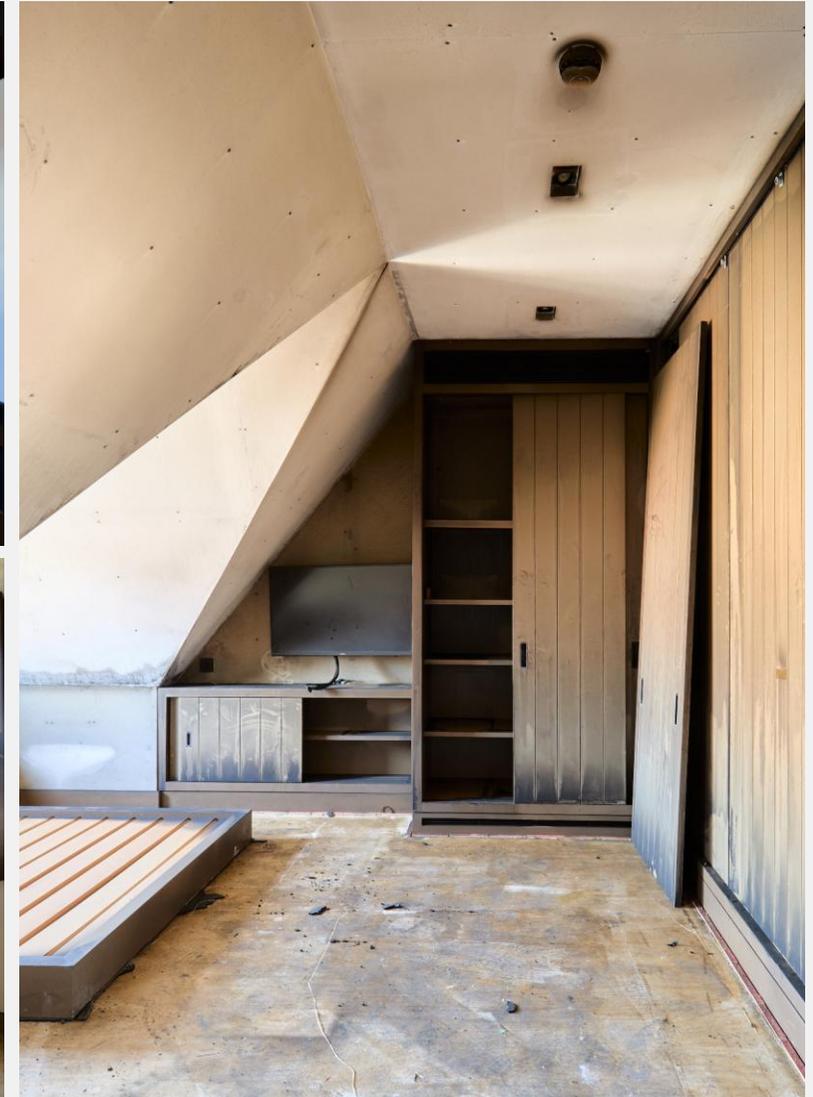
**Private garden with BBQ and outdoor kitchen area**

**Self-contained garden studio**

**Compromised condition following fire damage and requires complete refurbishment**

**Walking distance to River Thames and Chiswick House**

**Excellent transport links from Chiswick Station**





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**ENERGY PERFORMANCE CERTIFICATE**

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	<b>70 C</b>	<b>74 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**KEY INFORMATION**

- Local authority:** London Borough of Hounslow
- Internal area:** 4,697 sq. ft. / 437 sq. m.
- No. of bedrooms:** 5
- Council tax band:** Exempt as property is being rebuilt





