



Hartington Road, Chiswick, W4



riverhomes is delighted to bring to market this impressive six bedroom south-facing, semi-detached circa 3,000 sq. ft. plus luxury home perched on the banks of the River Thames. This gated property with off-street parking impresses both inside and out, architect designed modern in style and tastefully decorated it features on the ground floor: the sixth double bedroom with en suite bathroom; downstairs toilet and utility room and an immense reception dining room, leading onto a magnificent kitchen with a plethora of folding doors which allows the garden into the home and vice versa. The mature gardens which extend some 70 meters drop into the river. There is a private pier with potential to moor a vessel of up to thirty-six feet (the width of the garden under "riparian rights") This unique property is one of only 400 houses on the River Thames within the M25 whose gardens are actually on the river. The first floor boasts four double bedrooms, a master with en suite dressing and bathroom, a further bedroom with en suite and a family bathroom servicing the last two bedrooms. The top floor contains one further double bedroom with en suite and a large loft space which could be converted subject to the usual planning consents.

Hartington Road is close to fashionable Strand on the Green, with its range of upmarket riverside pubs, restaurants, coffee shops and handy convenience stores. The A4 & A316 are close by (but not too close) for excellent transport links both into and out of Central London. Heathrow Airport is 20 minutes away. It is almost impossible to put into words and pictures how spectacular this property is, therefore please take our virtual tour and if you are ready and able to purchase your forever home then please get in touch. EPC rating D.



Key information

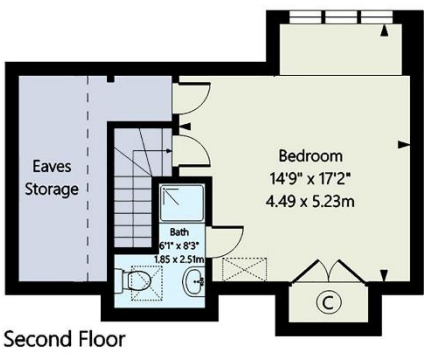
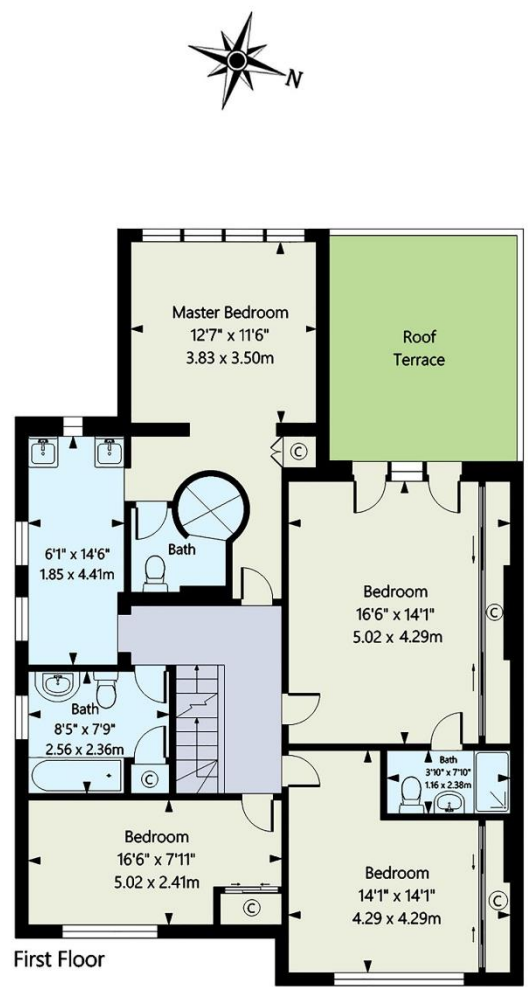
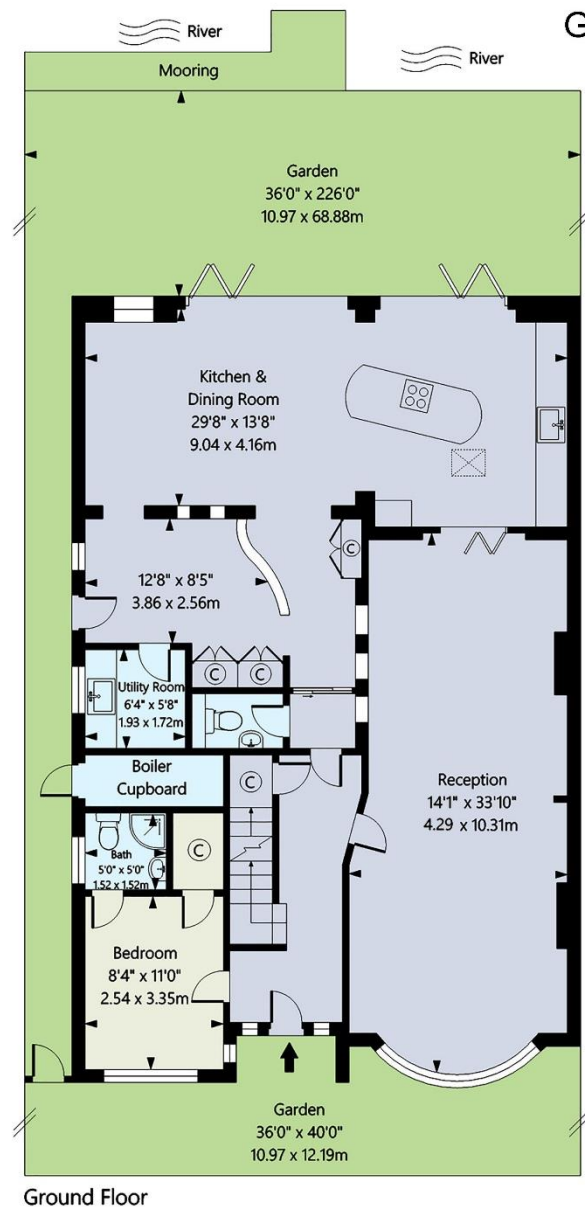
- **Local Authority:** London Borough of Hounslow
- **Internal Area:** 2,865 sq. ft. / 266.17 sq. m.
- Luxury home
- 6 bedrooms
- 6 bathrooms
- Off-street parking
- Waterside terrace with potential mooring
- Mature gardens
- South-facing



Floorplan

£3,750,000 Freehold

Gross Internal Area 2865 sq. ft / 266.17 sq. m



Energy Efficiency Rating		
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		
Current	Potential	
	79	
56		

For clarification; These particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Any photographs are intended as a guide only and it should not be assumed that any of the fixtures / fittings are included in any sale. Appliances, including central heating, have not been tested. All lease, service charge and ground rent details, if shown, have been provided by the vendor and have not been verified. If you require clarification of any points please contact us. Illustration Purpose Only - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purpose only, is not to scale and should be used as such by any prospective purchaser.