



Winkworth



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PALLADIAN GARDENS, W4
£2,500,000 LEASEHOLD

AN ELEGANT FOUR BEDROOM TOWNHOUSE ON CHISWICK GATE

Chiswick | 020 8994 7096 | chiswick@winkworth.co.uk

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DESCRIPTION:

An elegant and beautifully designed residence nestled within the much sought after Chiswick Gate Development. Palladian Gardens was completed in 2018 by Berkeley Homes to an exacting standard with modern and luxury living in mind, built to a fashionable Georgian London Town House style. Our current Vendors chose this particular house for its double width rear garden boasting a south westerly aspect and front elevation giving them a pleasing and private outlook. They have further improved the house by extending the living area to the ground floor and converting the lower ground floor which was previously a large garage and storage into a playroom/guest room with bespoke cupboards, with the addition of an extra bedroom with an en-suite shower room. The ground floor enjoys a large entrance hall with access to a front aspect lounge, a downstairs cloakroom and the bespoke kitchen/dining area leading directly to the family lounge with French doors directly into the landscaped rear garden which enjoys a pleasing aspect and is conveniently on just one level. The first floor accommodates the rear aspect TV room currently in use as an office with rear garden views and a pretty feature fireplace plus a pull-down projector and screen for family film nights. A good double bedroom, family bathroom and storage are also on this floor with the top floor housing two further double bedrooms both with large en-suite bathrooms.

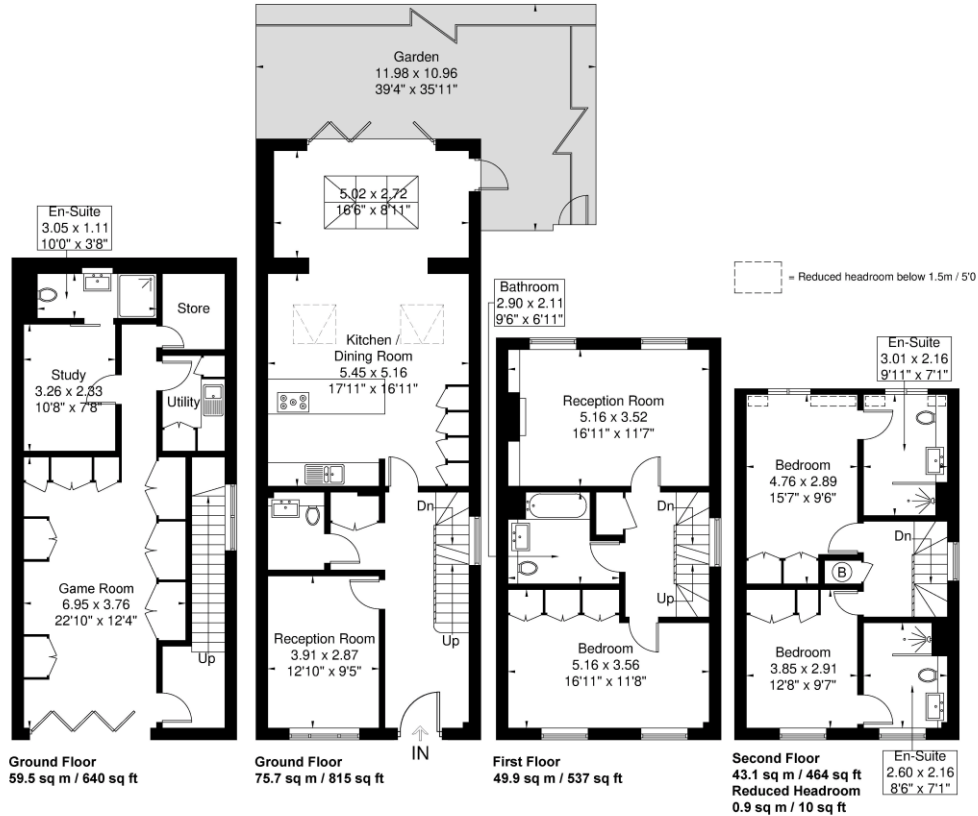
The lower ground floor was converted from a garage to a playroom for the children with bespoke built in cupboards, an essentially large wine connoisseur's fridge, bedroom four, shower room and useful utility room. The house also has an electric charger point and comes with two underground allocated parking spaces, one of which is for a larger vehicle. With excellent energy credentials and a Concierge Service, Resident's Gym and beautiful communal gardens.

An oasis of calm and green close enough to Hammersmith and Chiswick for excellent schools and direct access into Central London and Heathrow airport. Turnham Green Tube (Zone 2) and Chiswick Train Station are both within close proximity. For details of the leasehold, including the length of lease, annual service charge and ground rent, please contact the Winkworth, Chiswick.



Palladian Gardens

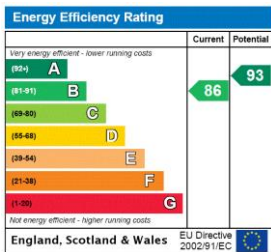
Approximate Gross Internal Area = 228.2 sq m / 2456 sq ft
 Reduced Headroom = 0.9 sq m / 10 sq ft
 Total = 229.1 sq m / 2466 sq ft



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Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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