



Thames Crescent,  
Chiswick W4

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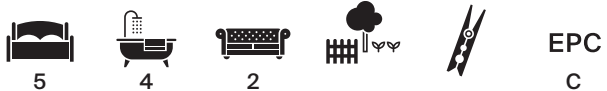






# Thames Crescent, Chiswick W4

Located in one of Chiswick's most exclusive gated development is this incredible five bedroom townhouse freehold home. Situated adjacent to the River Thames, residents have direct access to the riverside towpath and a communal residents pier that overlooks the Thames. The home itself is incredibly spacious, offering over 3,000 sq ft of above ground living space and generous proportions of entertainment space and bedrooms. The ground floor has a wide entrance hall at the front alongside a garage which has been converted into a separate utility/laundry space.



**Guide price:** £1,850,000

**Tenure:** Freehold

**Local authority:** London Borough of Hounslow

**Council tax band:** H



To the rear of the ground floor, there sits a sizeable 24 ft lateral kitchen dining space complete with a kitchen island, 10 person dining table and further space for socialising. Exiting through large glass French doors from the kitchen, you enter a wide private garden. The first floor comprises the first king sized bedroom, family bathroom and a light reception room which has French doors leading to a private balcony. With high ceilings and neutral décor, this home is flooded with natural light and a homely feel. Four further bedrooms and three bathrooms complete the upper floors, alongside copious storage space in the attic. At the front of the house, residents can enjoy two off street parking spaces and further visiting parking is also available.

## Location

Thames Crescent is a private road which is owned and maintained by the residents and is adjacent to the River Thames which is accessed through a secured gate. The house is also moments from the popular open spaces of Chiswick House & Gardens and Dukes Meadow. Transport links include the E3 bus on Edensor Road for access to Chiswick High Road and Turnham Green station (District line), 190 Bus to Hammersmith whilst both Chiswick and Barnes National Rail Station are approximately 15 minutes walk away, providing access to central London within approximately 20 minutes. The property also provides easy access to the A4 for Central London access to Chiswick and the M4 towards the west and Heathrow airport.



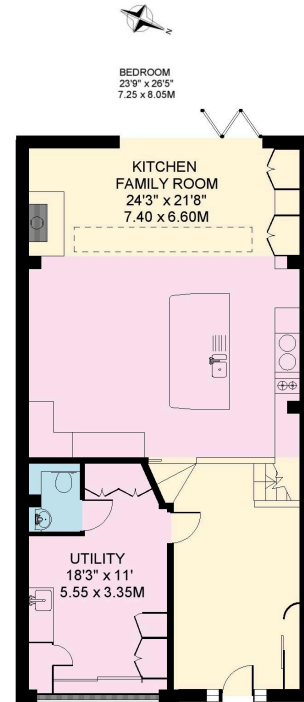




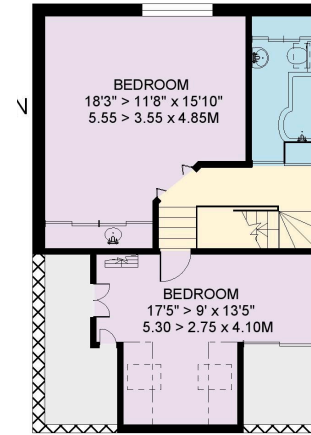


## Approximate Gross Internal Floor Area 298.4 sq m / 3212 sq ft

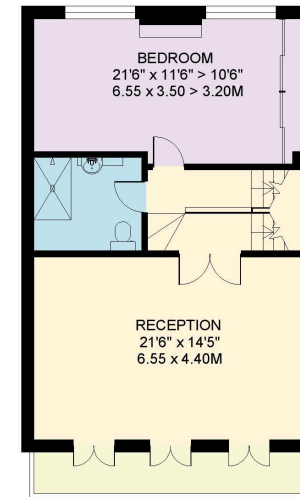
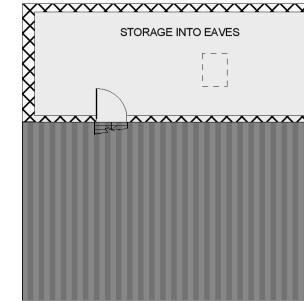
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



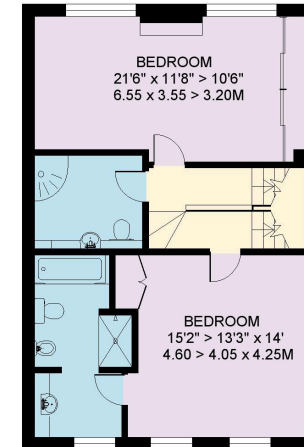
GROUND FLOOR 923 SQ.FT.



SECOND FLOOR 585 SQ.FT.



FIRST FLOOR 716 SQ.FT.



SECOND FLOOR 716 SQ.FT.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated July 2023.

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