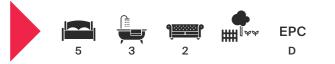


Mayfield Avenue, London W4

## Mayfield Avenue, London W4

A rare opportunity to purchase this five-bedroom house ideal for both investors and homebuyers.

Nestled in the heart of Chiswick, this property enjoys an enviable location with both Chiswick High Road and Turnham Green Terrace just moments away. Immerse yourself in the vibrant atmosphere of these bustling streets, lined with an array of independent shops, enticing restaurants, and charming cafes. Discover culinary delights at Chief Coffee and High Road House, part of the esteemed Soho House group, or indulge in a cinematic experience at the new Chiswick Cinema.



Guide price: £1,350,000 Tenure: Available freehold Local authority: London Borough of Hounslow Council tax band: D





Seize the rare chance to own this exceptional five-bedroom semidetached family home, perfectly situated just off Chiswick High Road, boasting a generous 40' garden. Currently configured as two separate flats, this property presents an unparalleled opportunity with planning approved to convert into a single dwelling and extend the current internal accommodation to around 222sqm not taking into account basement or reduced head height. Ideal for investors to unlock the property's full potential and capitalize on the burgeoning demand for premium family homes in this desirable location. Also works very well for homebuyers to create their dream home with the freedom to design and customize every aspect of the property to reflect your unique style and requirements.

For effortless commuting, Turnham Green Station, served by the District and Piccadilly lines, is conveniently situated nearby, providing swift access to various destinations across London.











## Approximate Floor Area 188.8 sq m / 2032 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.



	Lower Ground Floor	Ground Floor	First Floor	Second Floor
Knight Frank				
Chiswick				
64 Turnham Green Terrace	I would be delighted to tell you more			
W4 1QN	Adam Andersson Broholm			
	+44 20 3927 6315			
knightfrank.co.uk	adam.andersson@knightfrank.com			



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lesson(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been property deel with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated May 2024. Photographs and videos dated May 2024.

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