



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 semi-detached 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.



Knight Frank

Chiswick

64 Turnham Green Terrace

W4 1QN

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Adam Andersson Broholm

+44 20 3927 6315

[adam.andersson@knightfrank.com](mailto: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 lessor(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 obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt 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.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.