



Paxton Road, London, W4 2QT

**Cow & Co**  
LONDON





GUIDE PRICE OF £800,000-£1,000,000. A beautiful 2 bedroom cottage situated on a quiet and sought after tree-lined street in the heart of Chiswick boasting a larger than average rear garden and vast potential to extend (STPP).

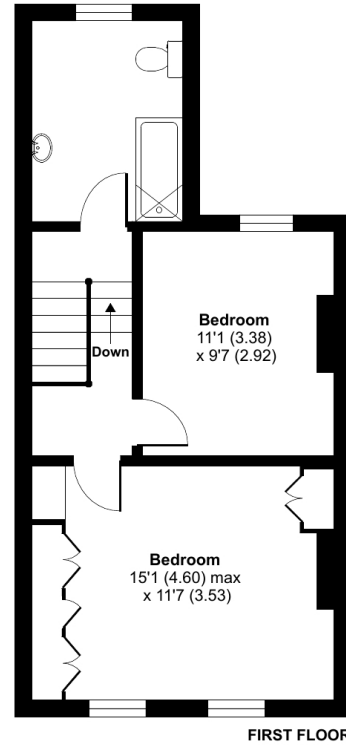
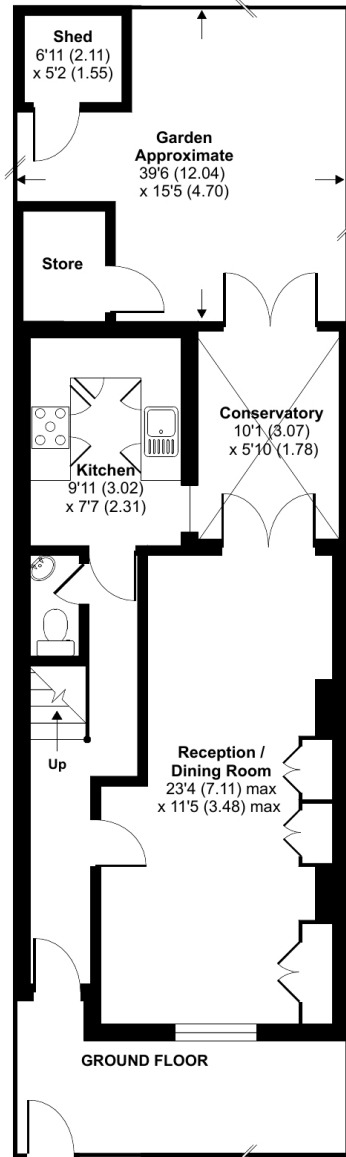
Paxton Road is located on the doorstep of Chiswick's crown jewel - the stunning 65 acre Chiswick House and Grounds - meaning its award-winning café is just a six minute walk from your front door. Powell's Walk footpath, at the end of Paxton Road, ensures the vistas of the River Thames and riverside pubs beyond are just a five minute stroll. The independent cafes, boutiques, bars and restaurants of Devonshire Road, including the Michelin starred La Trompette, are just ten minutes on foot while Chiswick High Road is only thirteen minutes from your front door. Chiswick Station (mainline), with its quick access to Waterloo, is fourteen minutes on foot, as is Turnham Green tube station (District and Piccadilly lines). And the 190 bus brings you from the end of Paxton Road to Chiswick High Road in just two stops, whilst the 533 takes you non-stop straight to Hammersmith Broadway.



- 2 bedroom period home
- Double reception with lovely feature fireplaces
- Large private rear garden
- Period features
- Quiet residential road
- Close to Chiswick House and Grounds
- Potential to extend (subject to planning permission)

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Approximate Area = 935 sq ft / 86.9 sq m  
 Outbuilding = 32 sq ft / 2.9 sq m  
 Total = 967 sq ft / 89.8 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Cow & Co Properties Ltd. REF: 865919

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 to 100)	<b>A</b>		
(81 to 91)	<b>B</b>		
(69 to 80)	<b>C</b>		
(55 to 68)	<b>D</b>		
(39 to 54)	<b>E</b>		
(21 to 38)	<b>F</b>		
(1 to 20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
			85
		67	
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC	

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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