



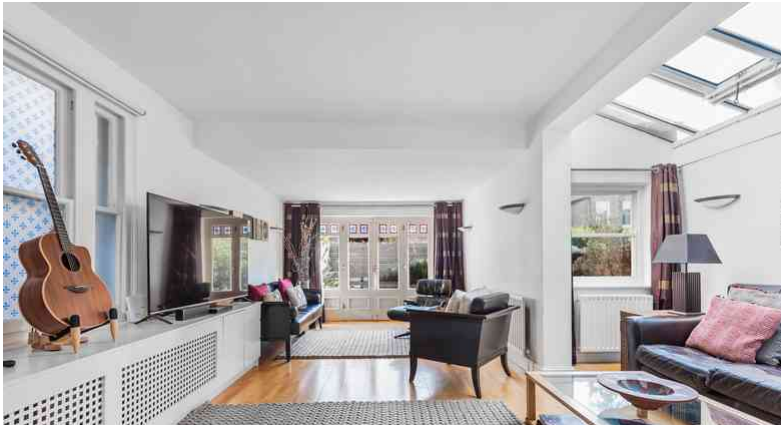
St Marys Grove, London, W4 3LN

**Cow & Co**  
LONDON



Guide price £1,500,000 to £1,800,000. An impressive five-bedroom semi-detached period family house positioned on a quiet and peaceful residential street in Grove Park, Chiswick. Measuring at 2259 square foot in total, the property offers various generous proportions throughout and an abundance of attractive features throughout. There is still so much more potential (subject to the usual planning permission being granted).

St Marys Grove is a highly sought-after residential street in Chiswick situated in the heart of Grove Park, conveniently located for the A4/M4, The River Thames, Chiswick House & Gardens and Heathrow airport.

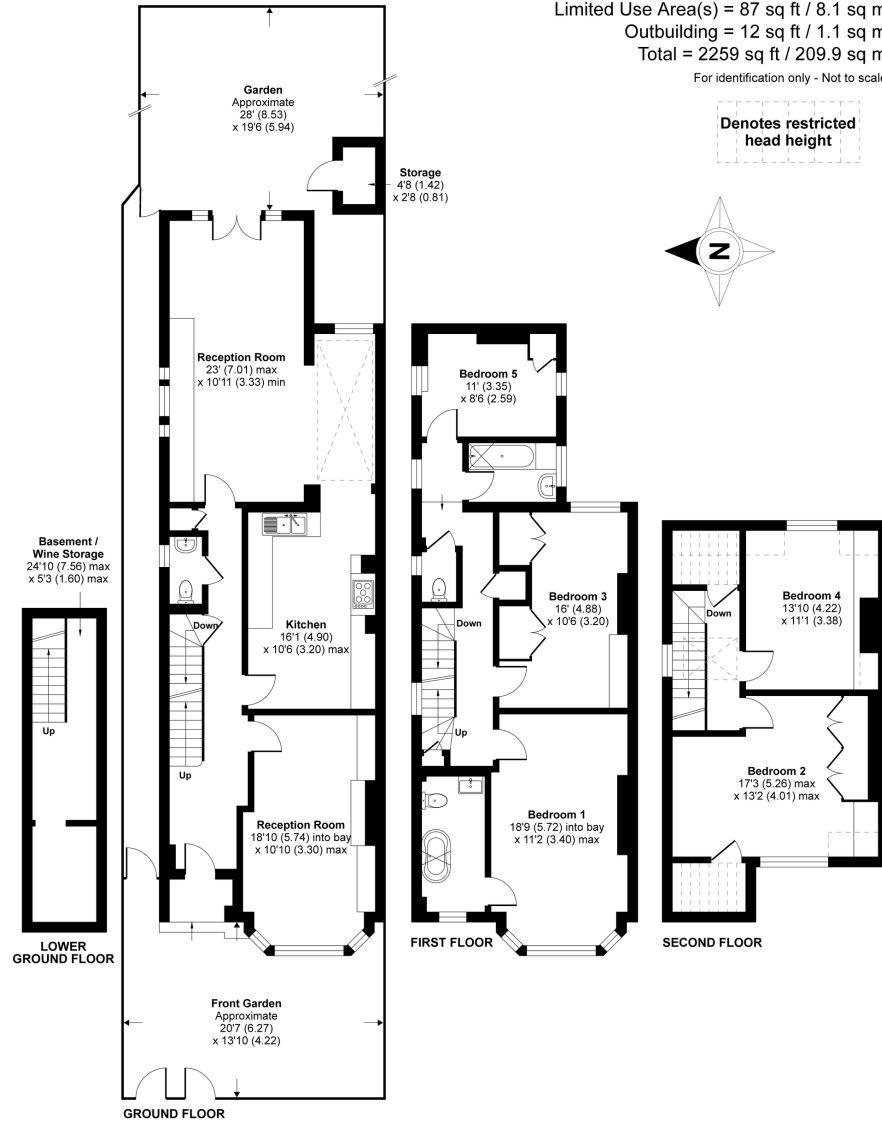


- Impressive Five bedroom three story Semi Detached period family house which also benefits from having a basement cellar
- Bright and spacious front dining room with space for a 10 seater dining table which is great for entertaining
- Positioned on a quiet and peaceful street in the ever popular Grove Park, Chiswick
- Delightful master bedroom on the first floor benefiting from having its own master en-suite bathroom

# St. Marys Grove, London, W4

Approximate Area = 2160 sq ft / 200.7 sq m  
 Limited Use Area(s) = 87 sq ft / 8.1 sq m  
 Outbuilding = 12 sq ft / 1.1 sq m  
 Total = 2259 sq ft / 209.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D		
(39 to 54)	E		56
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Cow & Co Properties Ltd. REF: 782725

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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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