



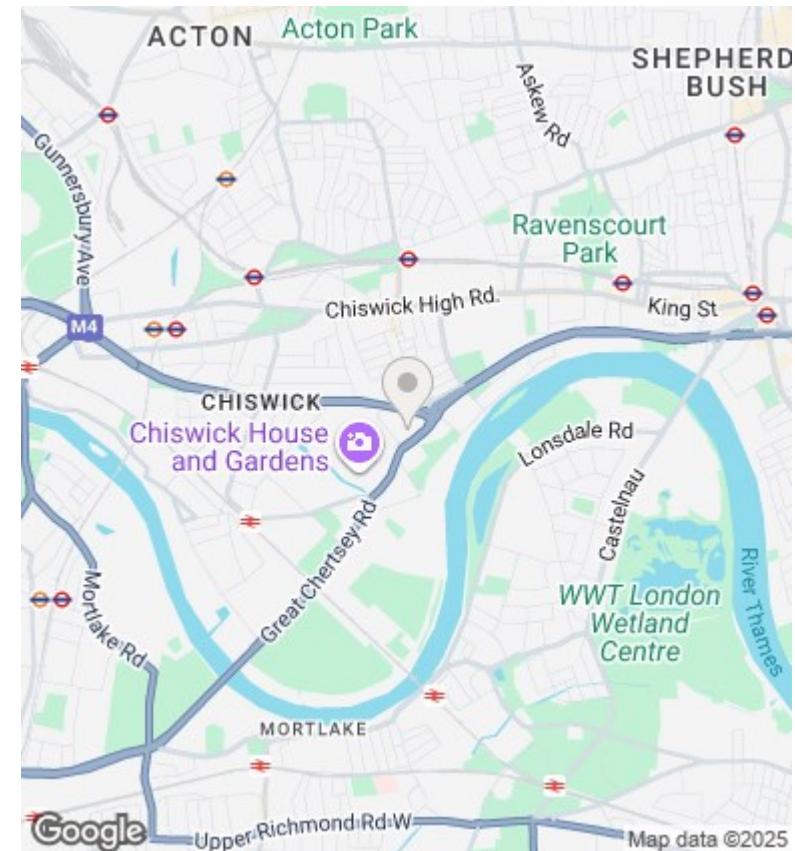
## Palladian Gardens, London W4 2ER

Asking Price £2,200,000

- Five-bedroom modern townhouse in the prestigious Chiswick Gate development
- Bi-fold doors opening onto a landscaped private rear garden
- Bedroom currently arranged as a walk-in dressing room
- Short walk to Chiswick House & Gardens, the River Thames and Chiswick High Road
- Approx. 3,000 sq ft of luxury living space arranged over five floors
- First-floor reception room with private terrace
- Study, guest cloakroom and excellent built-in storage
- Exceptional open-plan bespoke kitchen with breakfast bar and dining area
- Three en-suite bedrooms plus additional family bathroom
- Direct access to double-length private garage (parking for two cars + storage)

## Chiswick Gate

Approximate Gross Internal Area = 272.7 sq m / 2935 sq ft  
Including Limited Use Area (3.4 sq m / 36 sq ft)



## Viewings

Viewings by arrangement only.  
Call 02077225022 to make an appointment.

## Council Tax Band

H

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	88
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC