



# Find a property in Chiswick

## An essential guide

Chiswick is a jewel in the West London crown that occupies a meander of the River Thames. Lying between Kew to the South and Hammersmith to the East, it has something to offer to everyone.

### Why Chiswick?

From elegant Norman Shaw architecture in **Bedford Park** to exploring the delights of **Devonshire Road** and **Turnham Green Terrace**, this little enclave of West London has no end of culture and charm.

### House prices

Average price per square foot (in October 2014): **£850-£900**

Average 4 bed house: **£1.25m+**

Average 2 bed converted flat: **£600,000+**

### Sub-localities

Bedford Park, Grove Park. The Glebe Estate, Strand-on-the-Green & Gunnersbury.

### Schools

Chiswick has a plethora of excellent state and independent schools. Here are a few of the best:

#### Primary state schools

**Belmont Primary School** is a popular state primary school just a short walk from Chiswick High Road and has been rated Outstanding by Ofsted.

**Grove Park Primary School** is located in a popular family area and has been rated Outstanding by Ofsted.

#### Independent Schools

**Chiswick and Bedford Park Preparatory School** is situated in Bedford Park close to Turnham Green Tube station and is an independent day school. It prepares boys for preparatory departments of senior secondary schools at 7 and girls are prepared for entry to Independent London Day Schools and Boarding Schools at 11.

**Falcon School for Boys Pre-Prep** is situated in Burnaby Gardens, W4. It is a vibrant independent day Pre-Prep School for boys from 3-7. From the age of 7 boys can then transfer to the Prep School, which is located in Richmond.

#### Secondary Independent Schools

**Latimer Upper School** is an independent, co-educational day school taking children from the age of 7 (into the Prep School) through to 18 years. It is situated on King Street in Hammersmith, close to adjoining Chiswick High Road.



## Travel and Commuting

- Chiswick is ideally placed for travelling into and out of Central London.
- District Line tube stations running from East to West include **Stamford Brook, Turnham Green, Chiswick Park and Gunnersbury**.
- **Turnham Green** is an interchange with the Piccadilly Line, but only before 06.50 and after 22.30 when Piccadilly Line trains stop at this station.
- Nearest National Rail Stations are **Chiswick** and **Kew Bridge** with **Gunnersbury** and **South Acton** being the nearest London Overground Stations.
- Chiswick provides its residents with a direct connection to **Heathrow Airport** and the **M25** via the **A4/M4**.
- Head to **Transport for London** to get all the up to date London public transport information.

IMAGE: MATTSMITHPHOTOGRAPHY.COM



## Council Tax

The majority of Chiswick is in the London Borough of Hounslow although some parts of the W4 postcode lie in the London Borough of Ealing. Council tax varies between the boroughs, but Chiswick council tax generally starts at around £900 for Band A and goes up to just above £2700 for Band H.

## Open Spaces

There is an abundance of green, open space in Chiswick: **Turnham Green, Chiswick Common, Gunnersbury Triangle, Chiswick House Gardens**, which boasts an award winning café, and that is just for starters.

**Dukes Meadows**, land that was formerly owned by the Duke of Devonshire, has now been developed into a recreational centre. It includes a rugby club, football pitches, a hockey club, several rowing clubs and a golf course.

And if that is not enough, for those who enjoy life on the water (and in the club bar after some tacking and jibing), there are a number of rowing and sailing clubs such as **London Corinthian Sailing Club**.

## Out & About

- Aside from **Chiswick High Road** itself, **Turnham Green Terrace** and **Devonshire Road** offer a range of independent shops, cafes and restaurants, including the award winning **La Trompette**, that really give Chiswick its village feel.
- For more foodie reviews read @chiswickish blog: [www.chiswickish.co.uk/blog](http://www.chiswickish.co.uk/blog)
- Browse **Chiswick Auction House** and **The Old Cinema** on Chiswick High Road to pick up some unique vintage collectables.

## What the locals say

*"Love Sam's Brasserie, Carvosso's at 210 and High Road Brasserie," @myChiswickLive*

*"So much I love about W4 – the river, Chiswick House and Grounds, the village and community feel, and still close to central London." @SamsBrasserie*

*"Must go to Chiswick House Gardens!" Marjan W4*

*"Go to the courtyard and upstairs room of Carbossos, Chiswick House grounds, St Nicholas Church and Chiswick Mall. Walk along the river, sit on Turnham Green, enjoy a coffee on the High Road and any of the many parks in and around Chiswick." Claire W4*

*"Head to the Old Cinema Antiques Store for lovely unique pieces; The Swan – tucked away down a little side street – great for roasts and a lovely garden; Tamp Coffee on Devonshire Road for lovely coffee and interesting little savouries and Sams Brasserie – lovely owner and consistently great food." @KBfoodphotos*

*"St Michael and All Angels Church is really beautiful (inside and out) and the streets around it... lined with the large, dignified old houses that make the area so tranquil and desirable." Ann W4*

*"For a personal touch shopping experience it has to be Turnham Green Terrace and Devonshire Road. No high street chains here, just an array of independent shops and restaurants. My favourite shops have to be Mackans Butchers and (Chiswick wouldn't be Chiswick without it) Fouberts Ice Cream Parlour." Sean Wales W4*



## Something for the weekend

- *"Wander around St Nicholas' church hunting for Hogarth's tomb, collect conkers and have a woodland ramble in the grounds of Chiswick House"* @Chiswick\_mum
- Build up a sweat at Bikram Yoga Chiswick or as Bikram Choudhury said: *"Put on your leotards and get to work."*
- Explore Chiswick's gin revolution
- Head to the **Tabard Theatre** on Bath Road for all kinds of live entertainment from classical adaptations to new musical works and contemporary revivals.
- Be at one with nature at **Gunnersbury Triangle**  
*"Chiswick's best kept secret"* Birna W4

## Coming soon...

The home of **Rambert Dance Company** on Chiswick High Road is to be converted into **Chiswick Picturehouse**, a five-screen cinema complete with bar and café. There will be a **Big Scream Club** for parents with babies, **Slackers Club** for students, **Silver Screen** for the over-60s, **Toddler Time** and **Kids' Club** every Saturday.



If you would like to find out how **No Place Like Home** can assist with your **Chiswick property search**, please visit [www.nplhome.co.uk](http://www.nplhome.co.uk) or call **Harriet Rowlands** on +44 (0) 782 532 1564 to discuss your property search requirements.