

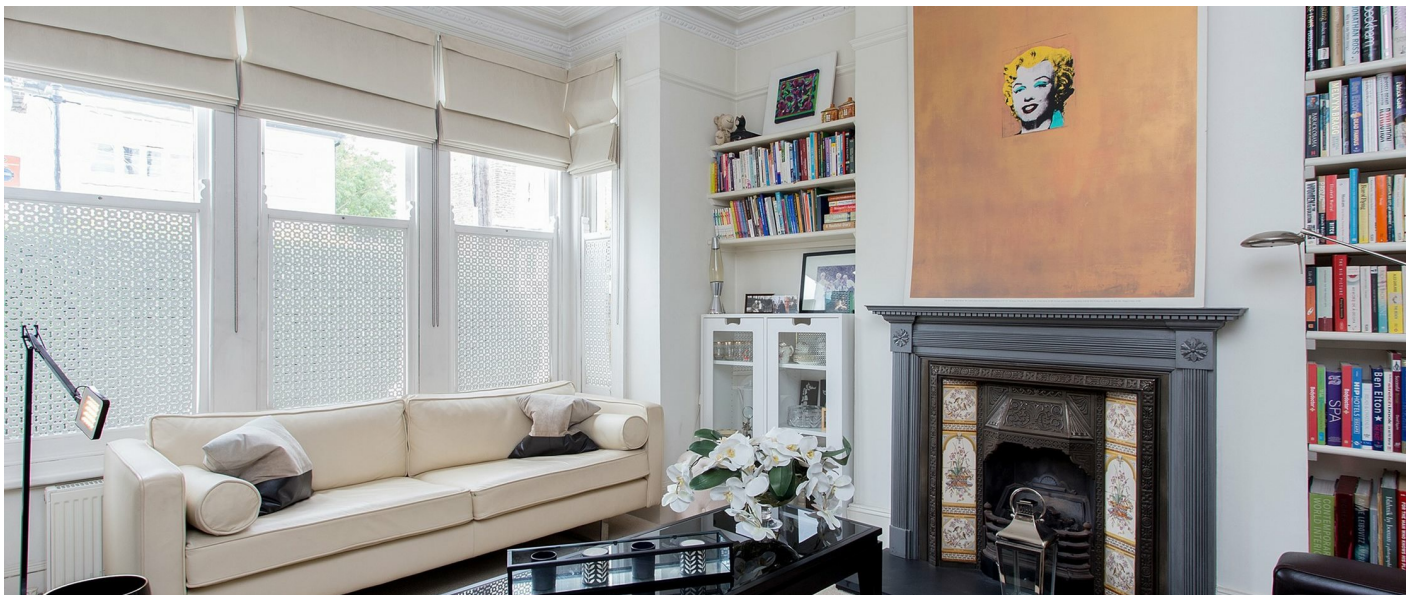
Acton
137 High Street
London
W3 6LY

Tel: 020 8993 6767
acton@portico.com

PORTICO



Mill Hill Road, Acton, W3 £1,500,000 - Freehold



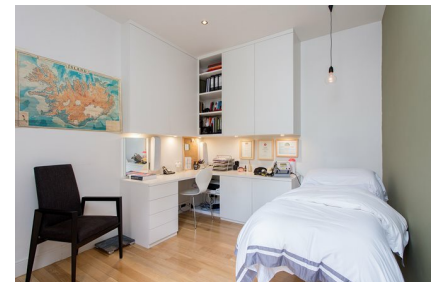
4 bedrooms, 2 Bathrooms

Preliminary Details

An impressive semi-detached Edwardian four double bedroom family home set on the popular Mill Hill Road. Perfectly located close to green open spaces and the fantastic variety of shops and cafes along Acton's vibrant High Street and Chiswick High Road, Mill Hill Road offers convenience in a quiet suburb. Presented in immaculate condition this superb property boasts gorgeous period features with a fresh contemporary feel. The ground floor comprises of a front reception room with high ceilings, double glazed windows and a stunning original working fireplace. A large hallway leads to the second reception room with doors for access to the garden, there is also a utility room with downstairs toilet. The vast open plan kitchen and family room is stylishly designed with a high quality kitchen range. The skylights and double doors flood the room with natural light and lead out onto a wonderful landscaped garden with full lighting, irrigation system and surround sound speakers. The first floor has a tranquil master bedroom with fireplace and door onto a balcony, second bedroom has a bay window and cleverly designed fitted wardrobes to maximize storage with a third double bedroom and a modern family bathroom complete with his and her sinks, roll top bathtub and separate walk-in shower. On the top floor there is a spacious fourth double bedroom with storage in the loft eaves and a separate bathroom.

Key Features

- Four Bedroom Semi Detached House
- Two Reception Rooms
- Two Bathrooms
- Arrange Over Three Floors
- Landscaped Garden
- Chain Free



Area Overview

Birthplace of The Who and historically known for its laundries that serviced the West End hotels, Acton was originally built around the motor vehicle and components industries. Gunnersbury Park and Museum, with its extensive grounds was first opened to the public in 1926. The High Street and Churchfield Road are overflowing with shops, bars and restaurants and whilst the area suits young professionals, there are good primary and secondary schools making it a perfect choice for families too.



Nearest Stations

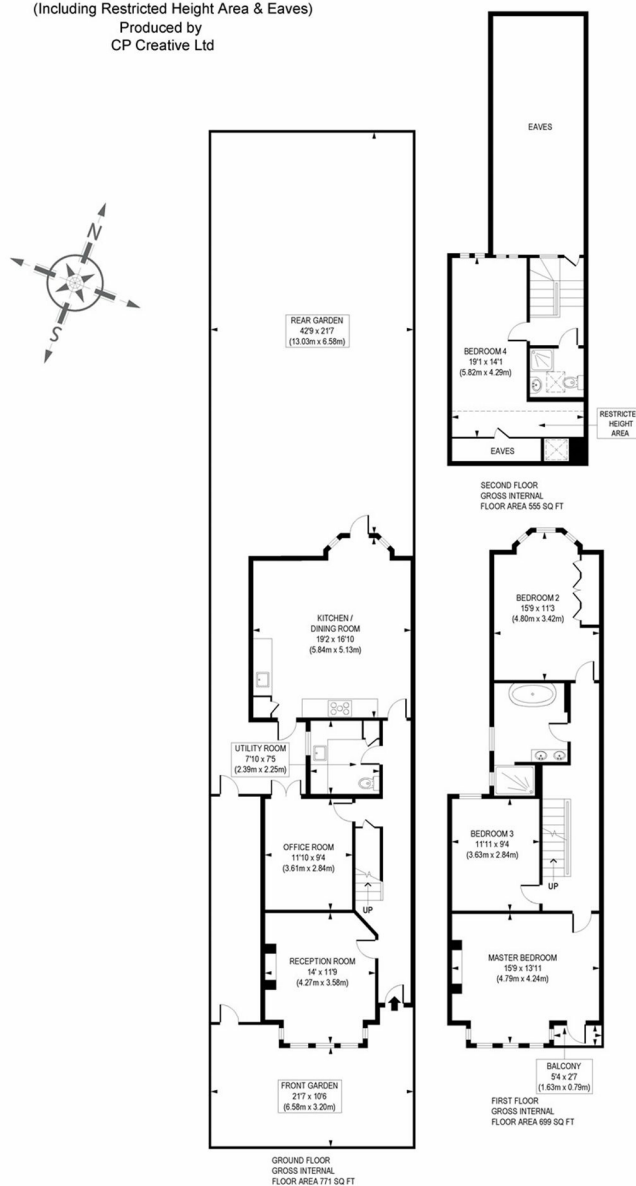
- Acton Town (0.3M)
- South Acton (0.5M)
- Acton Central (0.6M)



Floor Plan

PORTICO

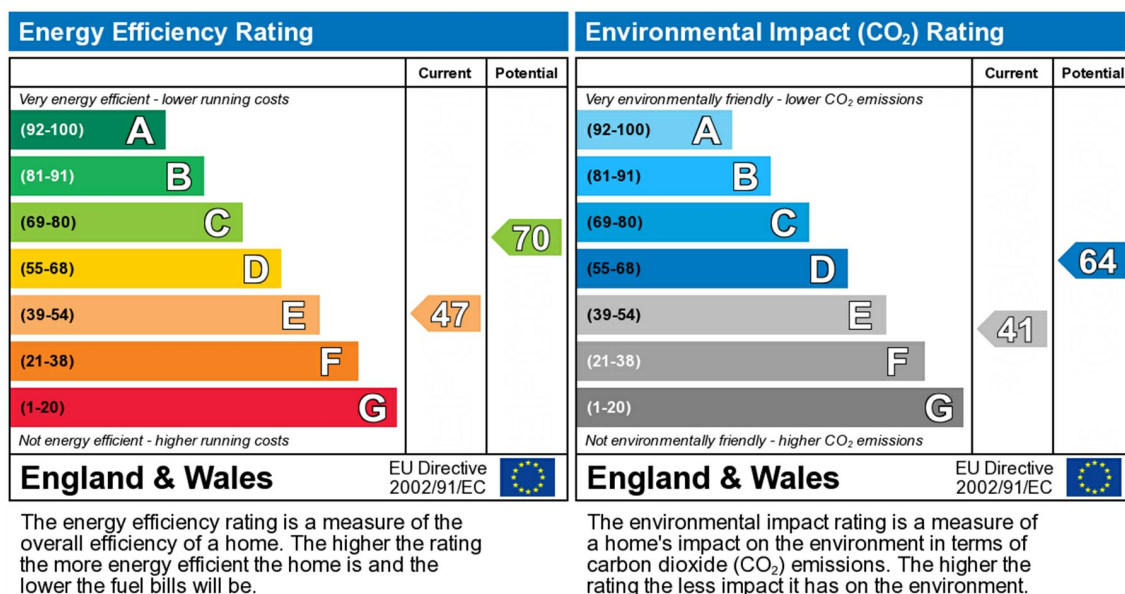
APPROX. GROSS INTERNAL FLOOR AREA
1700 sq. ft / 157.94 sq. m
(Excluding Restricted Height Area & Eaves)
2025 sq. ft / 188.15 sq. m
(Including Restricted Height Area & Eaves)
Produced by
CP Creative Ltd



Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.



Energy Efficiency Rating & Environmental Impact (CO₂) Rating



Council Tax Bands

Council	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Ealing	£ 907	£ 1,059	£ 1,210	£ 1,361	£ 1,664	£ 1,966	£ 2,269	£ 2,722
Average	£ 900	£ 1,050	£ 1,200	£ 1,350	£ 1,650	£ 1,950	£ 2,249	£ 2,699

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. Photographs, measurements, floor plans and distances are reproduced as a guide only and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The copyright of all details, photographs and floor plans remain exclusive to Portico.



Places of Interest Near Mill Hill Road, Acton, W3



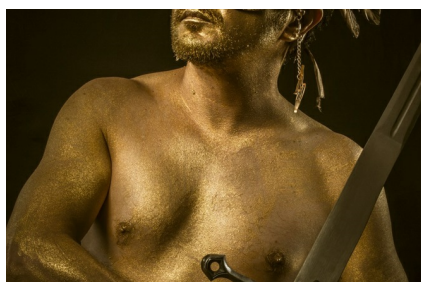
The Aeronaut

The Aeronaut, a circus themed pub that's unique to London as it brings it's very own acrobats and cabaret performers, recreating the feel of the circus big top part of the venue has been transformed into a beautiful circus and cabaret performance space. The pub is also the home of the state-of-the-art Laine's Brewery which turns out daring new ales. Offering a classic pub menu the Aeronaut also has an impressive alfresco dining area.



Gunnersbury Park

Take a trip to Gunnersbury Park and you will still see buildings and gardens that date from the time when it was a grand estate. There is history in every corner from the ornate painted ceiling of the museum, to the picturesque ancient boathouse on the Potomac. A stroll along the winding tree lined paths will take you through formal gardens, lakes and green open spaces. A plenitude of sporting facilities include a cricket square, rugby and football pitches, bowling green and pitch n putt golf course.



The Tabard

The Tabard dates back to 1880 and was built as part of a range of buildings designed by architect Norman Shaw, the original tiling by William de Morgan and Walter Crane are in view in the front entrance and the right hand bar. There is a choice of cask ales and the Tabard serves traditional classic pub fare. An intimate fringe theatre is situated on the first floor and there is a sweet courtyard garden to the side, very much loved by the locals.