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PORTICO



Heathfield Road, South Acton, W3

£1,400,000 - Freehold



4 bedrooms, 1 Bathroom

Preliminary Details

Well-proportioned entrance hall leads off to Library and dining room with window seats and original decoration; Drawing room with working fireplace, shelving and cupboards, uplighters and portrait lighting; Breakfast room with cupboard storage and arts display area giving on to kitchen with gas hob, electric ovens, washing machine, fridge, Bosch dishwasher and dryer. Drawing room leads out through French windows onto the terrace with a view over south-facing garden. Kitchen connects with terrace for easy serving of al fresco meals, barbecues. Garden has second lower terrace, studio-sized shed, rosebeds, ornamental shrubs, rear access door onto Hanbury Road for parking and 5 min walk to Acton Town Underground (Piccadilly and District lines) and South Acton (North London line). Hall leads into cloakroom with toilet and basin, and garage area with front and rear access. First-floor landing leads onto Master bedroom with basin Main guest bedroom with Edwardian fireplace Front bedroom with Edwardian fireplace Rear bedroom with basin and Edwardian fireplace Loft with full insulation and large Velux window.

Key Features

- Four Bedroom Family House
- Wide south-facing garden, large terrace, ample front garden and driveway
- Parking on driveway and in garage
- Tranquil road with virtually no through-traffic or overflying
- Potential for extension STPP
- Access to good schools



Area Overview

Within easy reach of Kew Bridge Steam Museum and Tabard Theatre, South Acton has the same great transport links as other Acton areas and also boasts a cookery school for children and great gastro pub, Bollo House.



Nearest Stations

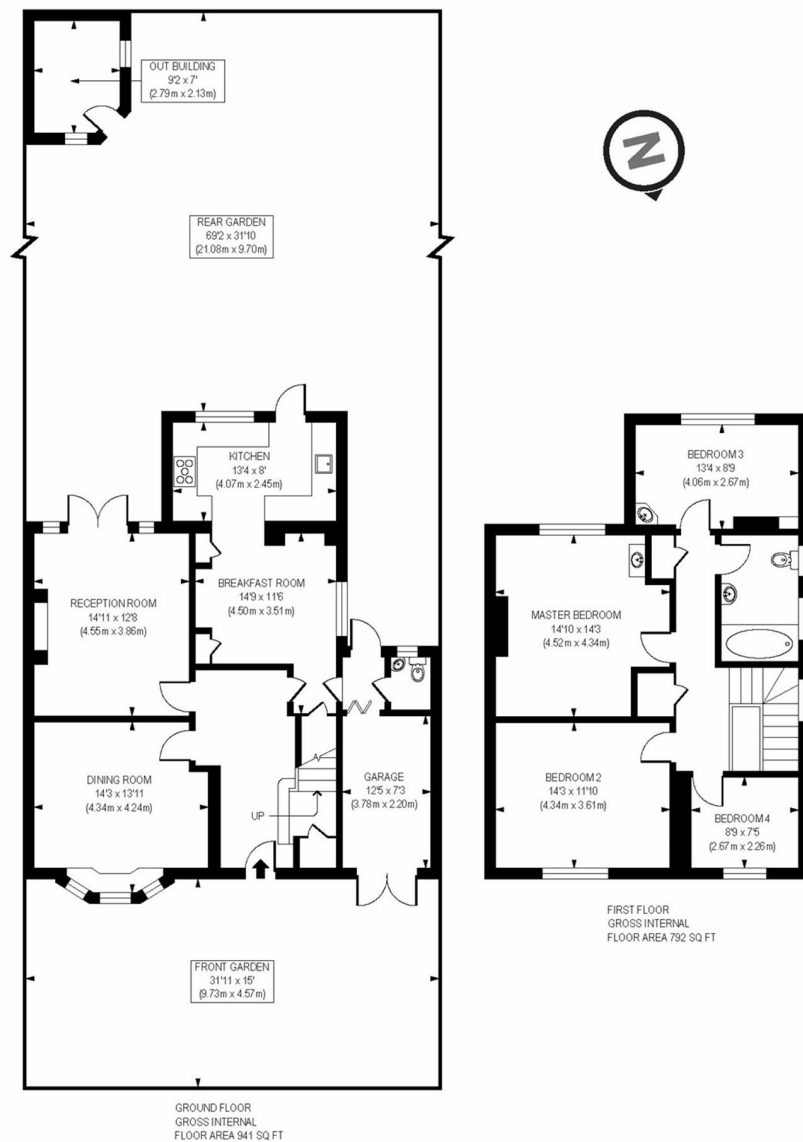
- Acton Town (0.2M)
- South Acton (0.4M)
- Ealing Common (0.7M)



Floor Plan

PORTICO

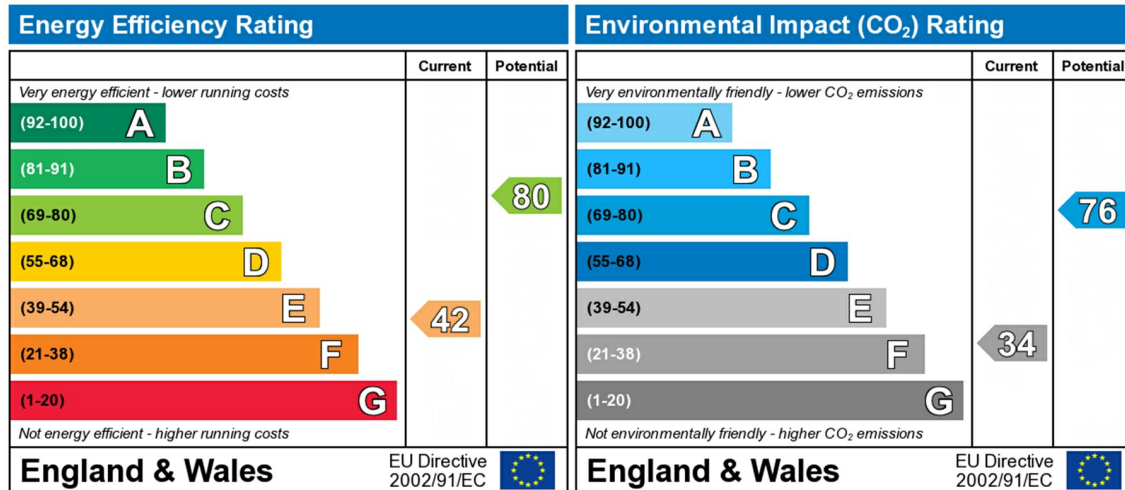
APPROX. GROSS INTERNAL FLOOR AREA
1795 sq. ft / 166.85 sq. m (Including Garage & Out Building)
1633 sq. ft / 151.77 sq. m (Excluding Garage & Out Building)
Produced by
CP Creative Ltd



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



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.

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Portico Places Near Heathfield Road, South Acton, W3



Review: Aeronaut, Acton

Catapulting acrobats, dazzling cabaret performers, on-site brewed beers, fantastic food deals and a circus-style pub garden: Acton's "best pub" (according to the masses of Trip Advisor reviews) really does pull out all the stops. And there's something different on every night of the week at this popular haunt, from swing dance classes and pub quiz nights, to comedy evenings, DJ takeovers and circu...



Hasu

Hasu may be small in size, but it has already gained big reputation in Acton. I took a trip to Churchfield Road to find out how this little sushi restaurant has developed such a loyal following in just eight months – and to try one of their famous dragon rolls, or four! Located in the heart of Acton, Hasu is a sushi restaurant that's all about the food – finally! Forget ornate, Japanese décor...



The Blend House

With wellness firmly set as the buzzword of the summer, we decided that we needed to add a great smoothie and juice bar to Portico Places. It didn't take us long to find out that The Blend House is the place to get your greens on the go, (or a heavenly peanut butter jelly smoothie or a chocolate shake if you're on a cheat day). We popped in to meet owner Maria – tanned, toned and glowing – to find...



Anokha

Diners travel from afar to sample Anokha's generous portions of succulent shashlik bhuna, so I decided to hop on the Overground and go and see what all the fuss was about. The restaurant is BYOB, so you can pour while you ponder over their impressive menu, packed with all the usual tasty Indian and Bangladeshi dishes and some more unusual sizzling specialities... Anokha meaning "unique" is Acton'



The Rocket

Let's drink to adding a gastropub that serves up fantastic grub to Portico Places! Theatrical with a vintage allure, The Rocket exudes a Moulin Rouge grandeur while retaining a welcoming and relaxed atmosphere. I took a seat – avoiding the chaise longue – and chatted to owner and manager Filip about customers, cuisine and community... Standing proud on the corner of Churchfield Road, it's har...