



remarkable

A stunning 6 bedroom home with
permission to extend further

Asking price £2,400,000
Freehold

Avenue Gardens
London

ASTON ROWE

In brief...

Style:	Semi detached
Bedrooms:	6 bedrooms
Living rooms:	Two receptions
Area:	Mill Hill Conservation
Outside:	West facing garden
Parking:	Private parking
Energy rating:	TBC



What it's like...

A stunning property, situated on one of Acton's best roads within a short walk to Acton Town station. The 3780sqft of accommodation space includes four impressive reception rooms on the raised ground floor, two further receptions on the lower ground floor with also a utility and cellar, four bathrooms and six generous bedrooms on the first and second floor. Planning permission has been granted for further extensions to the lower ground floor, first floor and side infill and other alterations under Ealing planning reference 163965HH, which will increase the space to far in excess of 4,000sqft to create a contemporary family home. This fabulous property boasts its own drive for two cars and also a private garage.

Bear in mind...

Chiswick high road is neaby for access to an array of local bars, restaurants and amenities. The M4 and A40 for road communications is also within a sensible distance.





What the owner says...

This house is in a really great location for the local shops and transport links

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Key features...

- Planning granted to extend
- Mill Hill Conservation
- Stunning family home



Location

Avenue Gardens is well located for the shops, bars, whilst being close to local transport links such as Acton Town (District and Piccadilly), Acton Central (Overground) and North Acton (Central) tube

Distances

- Shops** Westfield Shopping Centre
10mins drive
- Station** Acton Town 5mins walk
South Acton
10mins walk
- Park** Gunnersbury Park
10mins walk
- Schools** Ark Priory Primary
8 mins walk

Notes

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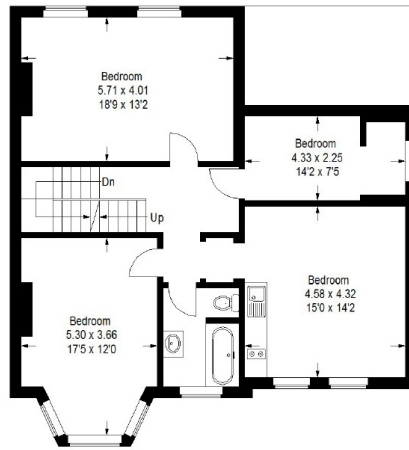
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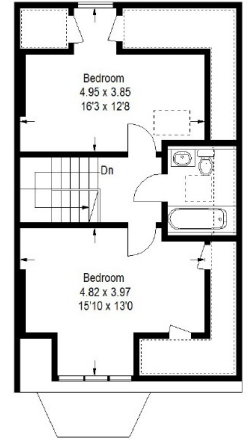
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Avenue Gardens

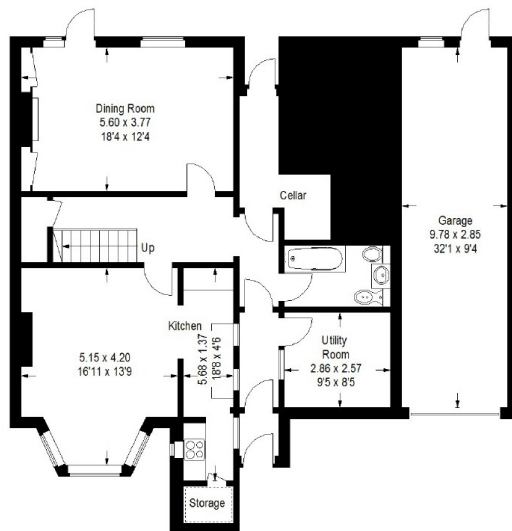
Approximate Gross Internal Area
Lower Ground Floor (Including Cellar / Excluding Storage / Reduced Headroom) = 89.3 sq m / 961 sq ft
Ground Floor = 101.5 sq m / 1092 sq ft
First Floor = 91.5 sq m / 985 sq ft
Second Floor (Excluding Reduced Headroom) = 41.3 sq m / 444 sq ft
Garage = 27.7 sq m / 298 sq ft
Total = 351.3 sq m / 3780 sq ft



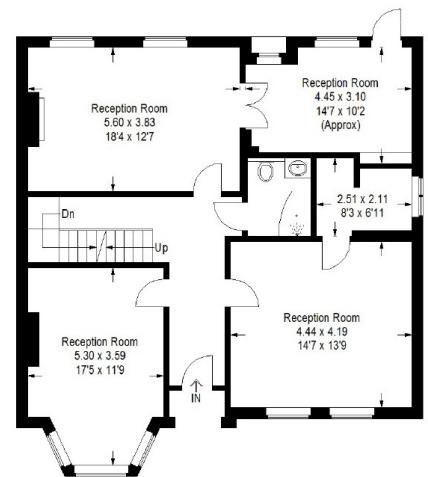
First Floor



Second Floor



Lower Ground Floor



Ground Floor

Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate, not to scale.
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incomparable selling



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When we're open

Mon to Fri: 8.30am - 8pm
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