



Heathfield Road, Acton, London W3 8EJ
Price £1,550,000 Freehold - No Chain

An impressive, period semi-detached residence with spacious accommodation (approx 2,237 sq ft) arranged over three floors. The property has been extended. Feature entrance hall leads to the two reception rooms and kitchen, shower room/WC and useful store room.

On the first floor are four bedrooms, bathroom and separate WC and up on the second floor, are two further bedrooms and eaves storage.

Outside, the rear garden is approximately 52'9 x 42'2, (terrace, lawn and borders) with driveway to detached garage.

Located in the **Mill Hill Park conservation area**, approximately 0.3 miles from **Acton Town** station and local shops. Local schools include Ark Priory Primary Academy Acton Gardens Primary School, Derwentwater Primary School, Twyford CE High School, Ark Acton Academy and Ark Soane Academy.

The open spaces of **Gunnersbury Park** are nearby.

Heathfield Road, London, W3

Approximate Area = 2237 sq ft / 207.8 sq m

Limited Use Area(s) = 293 sq ft / 27.2 sq m

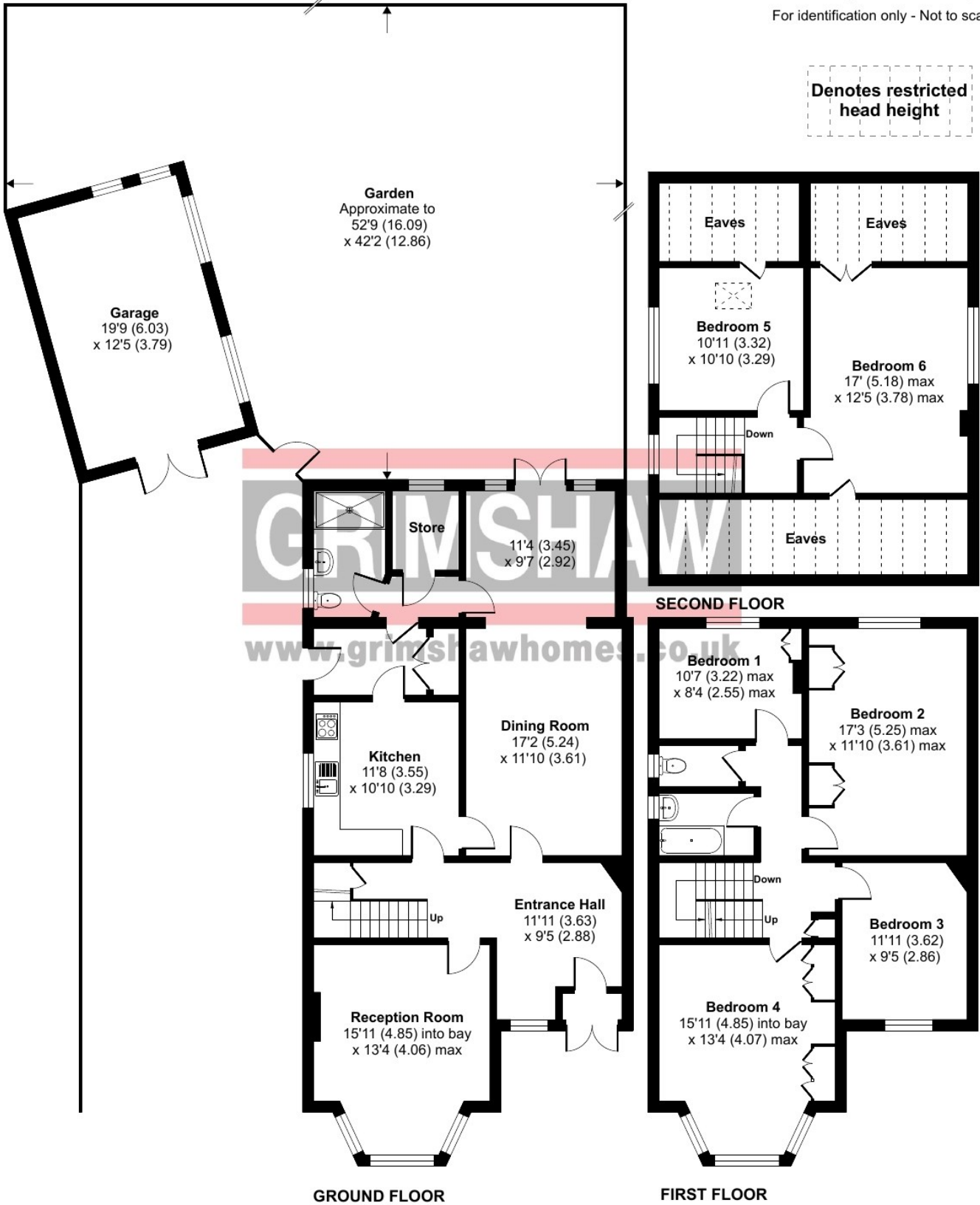
Garage = 246 sq ft / 22.8 sq m

Total = 2776 sq ft / 257.8 sq m

For identification only - Not to scale



Denotes restricted head height







EPC Rating = E

Council tax band = G (£3,401.70 - 2025/2026)

Local authority: London Borough of Ealing

Parking: CPZ Acton Town zone J

Accessibility: Staircase

Connected services and utilities: Electricity: Gas: Broadband: Landline: Gas combi boiler

Surface water : 'Very low' means less than 0.1% chance of a flood each year.

Rivers and sea: 'Very low' means less than 0.1% chance of a flood each year.

Loft extension and rear extension built in the 1980s

All subject to confirmation

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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