

**Location:**

Heathfield Road is in a peaceful pocket of Acton within a short walk from Gunnersbury Park, Acton Town (District and Piccadilly Line) and South Acton Overground stations. The property also provides easy access to Acton Main Line (Elizabeth Line) station, the A4, M4 and Heathrow airport.

**Key points:**

- Four/Five bedrooms
- Semi-detached
- 2,094 sq.ft / 194.6 sq.m
- Potential to extend (STPP)
- Freehold
- No onward chain

**Do Better:**

**Acton**  
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**Aston Rowe**

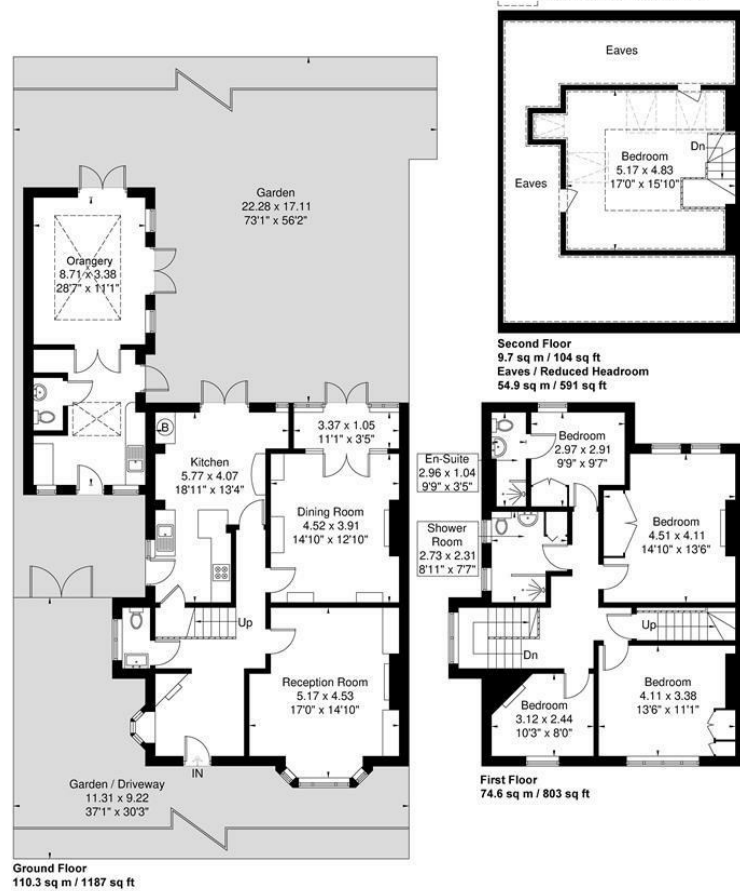


**Heathfield Road**

Approximate Gross Internal Area = 194.6 sq m / 2094 sq ft  
Eaves / Reduced Headroom = 54.9 sq m / 591 sq ft  
Total = 249.5 sq m / 2685 sq ft



= Reduced headroom below 1.5m / 5ft

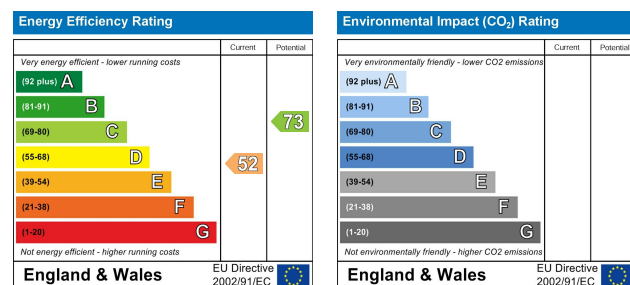


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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**£1,500,000**

**Heathfield Road, London W3 8EJ**



- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms



The current owner says:

**The property is in a fantastic location for the local shops, schools, parks and transport links.**

A fantastic opportunity to acquire a large four/five-bedroom, semi-detached house, circa 2,094 sq.ft, located on a quiet residential road within the popular Mill Hill Conservation Area.

Comprises a charming entrance with off-street parking, a front reception room with bay window, dining room, w/c and an eat-in-kitchen with access out onto a 73'1 x 56'2 ft rear garden. The ground floor also offers a beautifully tranquil orangery, built in 2017.

The first-floor hosts four bedrooms, and two bathrooms (one en-suite) with further stairs leading up into a loft room, which could offer a fifth bedroom.

Viewing is highly recommended to appreciate the true uniqueness of this home and the vast potential of which it offers!

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### What's better:

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