

**Location:**

Local transport links include the many bus services on the Uxbridge Road towards Ealing Broadway and Shepherds Bush also Goldhawk Road station (Hammersmith & City and Circle) and Stamford Brook and Turnham Green stations (District & Piccadilly) are within easy reach.

**Key points:**

- Three/four bedrooms
- Semi-detached
- Large east-facing garden
- Access to rear Garage - 23'11 x 12'4
- Potential to extend (STPP)

**Do Better:**

**Acton**  
sales@astonrowe.co.uk

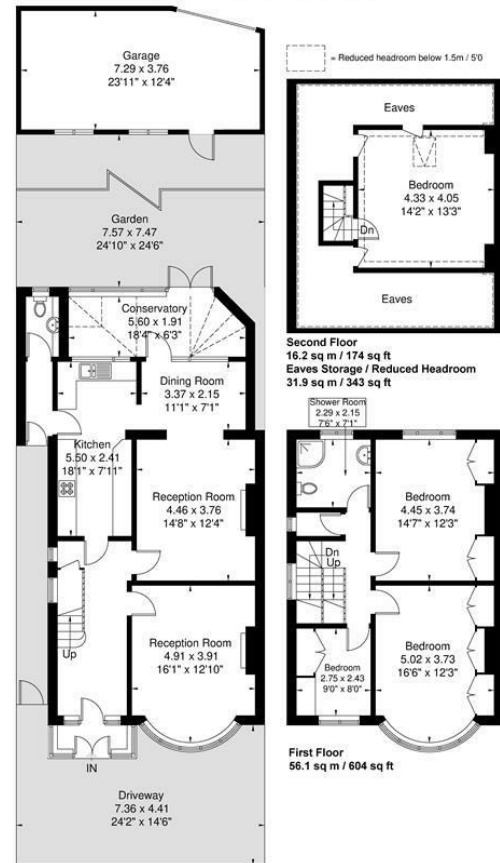
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

**Aston Rowe**



**Second Avenue**  
Approximate Gross Internal Area = 161.4 sq m / 1737 sq ft  
Eaves Storage / Reduced Headroom = 31.9 sq m / 343 sq ft  
Garage = 26.3 sq m / 283 sq ft  
Total = 219.6 sq m / 2363 sq ft



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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Energy Efficiency Rating	
Current	Potential
82	62

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

**£950,000**

**Second Avenue, London W3 7RX**

- 2 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



The current owner says:

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

A charming three bedroom, semi-detached house, located on a quiet tree-lined road in Acton.

The property requires a programme of modernisation, offering scope for an ingoing purchaser to extend and refurbish, subject to the usual necessary consents. Accommodation currently comprises entrance hall, double reception room, cloakroom, kitchen, utility room and conservatory on the ground floor. The first floor offers three bedrooms and family bathrooms with access to an attic room. The house further offers a good size east-facing garden and a private garage at the rear.

Second Avenue is conveniently located for the shopping and entertainment facilities of Westfield, the well-known David Lloyd Gym, The award winning Princess Victoria gastro pub and a Tesco metro all close by and nearby transport links, including East Acton Tube Station, Acton Mainline and various bus routes to Chiswick, Hammersmith and Shepherds Bush from the Uxbridge Road.

**What's better:**

**A charming three bedroom, semi-detached house, located on a quiet tree-lined road in Acton.**

