



Bowes Road, London W3

Two large semi-detached Edwardian houses totalling in excess of 4,300 sq ft. These two houses being sold together represent a rare opportunity multi generational family and/or for any individual or family to generate a plentiful rental income. The properties benefit from a garden 60' in length and 50' in width as well as a self contained studio plus a separate large storage area. There is scope to further enlarge / rearrange the accommodation to suite a variety of needs subject to the usual consents.

Each house provides two reception rooms, separate kitchens, 4 generous double bedrooms and 3 or 4 bathrooms with the studio providing a large studio room with open plan kitchen and a separate shower room. To the rear there is a large garden measuring some 60' x 50' and includes a large storage unit and to the front there is off street parking spaces for two cars. These houses are situated in a short walk from East Acton Station (central line) allowing for easy access to the well renowned Westfield shopping complex.

Asking Price: £2,400,000 Freehold

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Bowes Road, London W3 7AD

Two 4 bedroom semi-detached houses being sold as a pair.

Large 60' garden.

Two double reception rooms.

Two separate kitchens.

Large studio and storage unit in the garden.

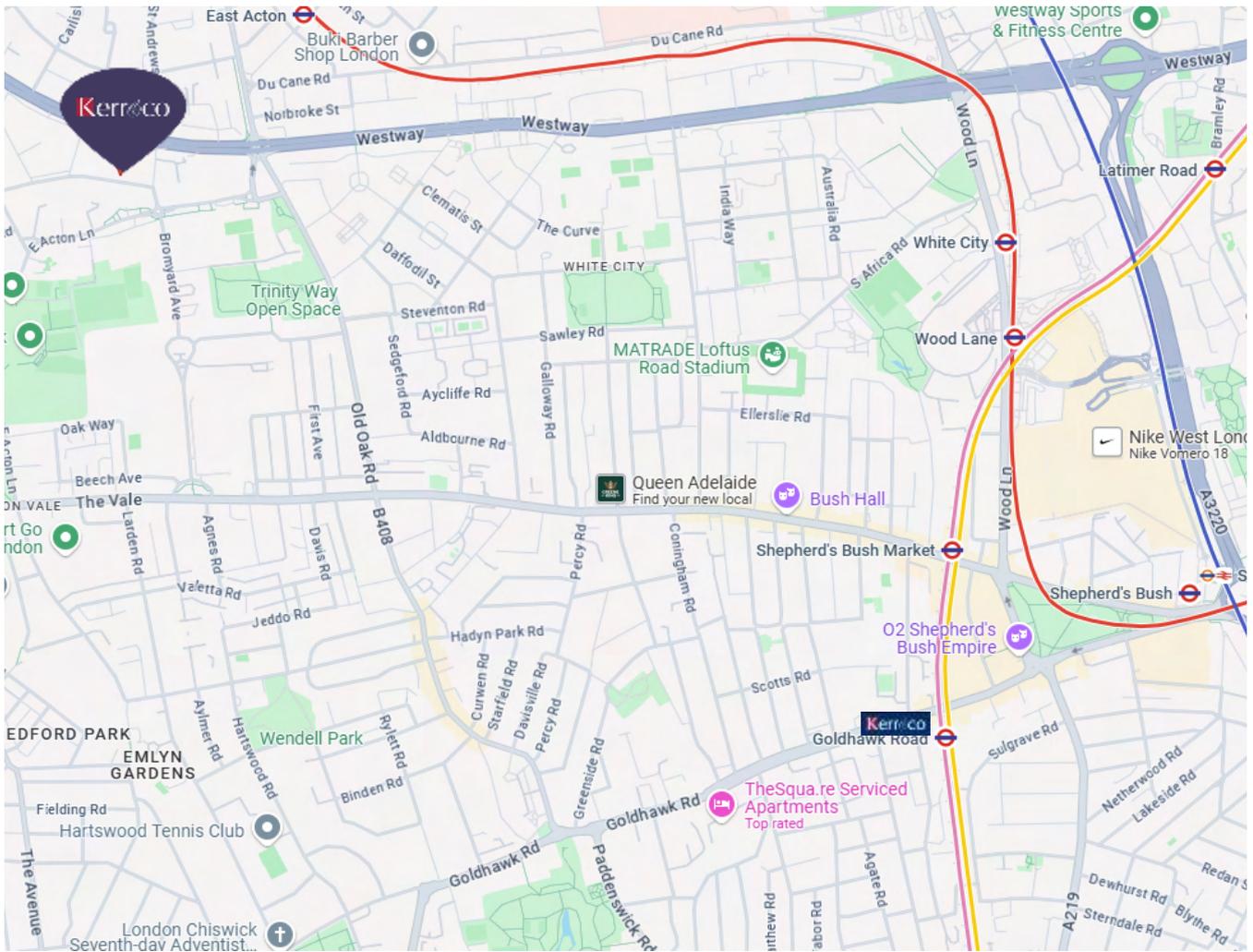
8 Bathrooms.

Off street parking spaces for two cars.

Well located for ease of access to East Acton Station
(Central Line).

Short Journey from the well renowned Westfield





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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69-80	C		79 C
55-68	D	67 D	
39-54	E		
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1-20	G		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

- Local Authority: London Borough of Ealing
- Council Tax: Both band F (£2,948.14 for current financial year 25/26)
- Parking: Off street parking as well as eligible for a L.B.E residents parking permit
- Accessibility: Step to front doors and internal stairs
- Connected services / utilities: Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
- Heating: Gas central heating via radiators
- Flood risk: Available upon request

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Asking Price: £2,400,000

Two semi detached 4 bedroom houses

Approximate gross internal floor area: 4,327 Sq. Ft. / 402 Sq. M.

House on the Left: 1,822 Sq. Ft. / 169.3 Sq. M.

House on the right: 1,902 Sq. Ft. / 176.7 Sq. M.

Studio & Storage: 603 Sq. Ft. / 56 Sq. M.

Bowes Road, W3

Approx. Gross Internal Area
House = 169.3 sq m / 1822 sq ft
House = 176.7 sq m / 1902 sq ft
Studio & Storage = 56 sq m / 603 sq ft
Total = 402 sq m / 4327 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

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Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.