



## Myrtle Road, W3

Set in the heart of Acton's Poets Corner, a sought-after residential enclave that we serve from our local Churchfield Road office, is this three-bedroom house over two floors that is offered with no onward chain.

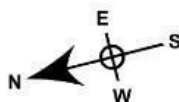
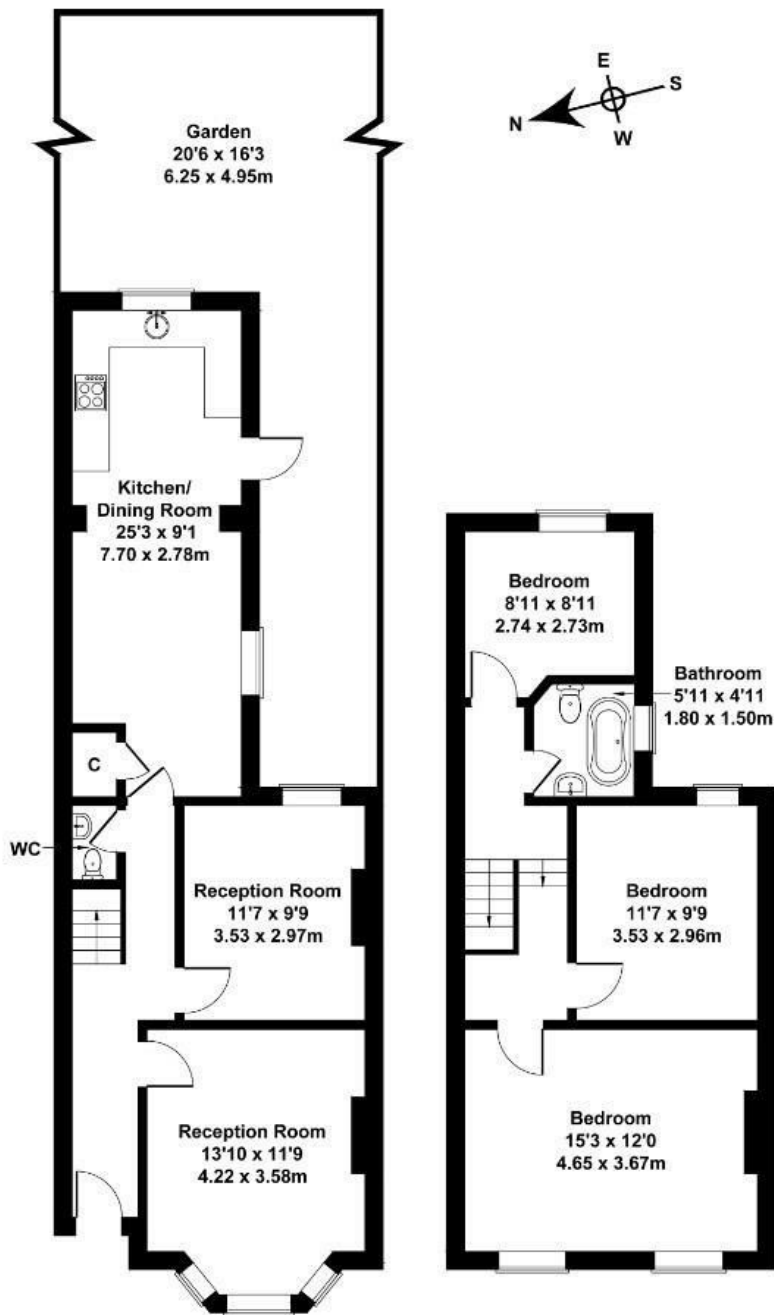
It is set at over 1100 sq ft and has three good sized bedrooms on the first floor and family sized bathroom. The ground floor consists of two reception areas and separate large kitchen leading out onto private garden. The loft could be extended into, subject to the usual consents. Other loft conversions in the area have been able to provide two bedrooms and a bathroom, and this provides a template for what might be possible with this home.

£870,000

- Period house
- Three bedrooms
- Two receptions
- No chain
- In need of some modernisation
- Potential for loft extension
- Close to both Acton Central and Acton Mainline (Elizabeth Line)
- Local schools
- Sought after road in Poets corner
- Close to fashionable Churchfield Road

# Myrtle Road

Approximate Gross Internal Area  
1141 sq ft - 106 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	