

Rolfe East



Third Avenue, Acton, W3 7RT

£775,000

- Brand new Four bedroom, Two bathroom home
- New contemporary dormer and entire roof
- Designer finish throughout with Farrow and Ball colour design
- Spanning over 1200 sq ft with Ceiling height 2.75m - including loft
- Approx. 12 minutes bus to Shepherds Bush
- Share of freehold
- Bespoke joinery engineered oak floor, designer staircase
- Smart home fittings
- 10 minutes walk to Acton Park, new David Lloyd Sport Centre & Askew Village
- Close to Popular Schools & Transport Links

A truly exceptional four bedroom duplex apartment, finished to an incredibly high standard; offering a rare blend of bespoke design, quality craftsmanship, and modern comfort. Thoughtfully styled throughout with custom made joinery and Farrow & Ball's curated colour palette, this home is unlike anything else on the market.

The top floor features a brand-new contemporary loft conversion with a dormer, including two spacious double bedrooms with soaring ceilings, excellent built-in storage, and a beautifully designed bathroom with a freestanding bath, his and hers sinks, and a separate walk in shower. There's also a dedicated utility room.

The striking bespoke oak staircase with designer metal spindles leads to the main living level, where you'll find two further double bedrooms, a stylish family bathroom with branded fixtures, and a stunning open-plan kitchen/living space. The kitchen is the heart of the home, complete with high end Neff appliances, luxury joinery, engineered oak flooring, and premium finishes throughout. Original fireplaces have been retained, adding character to the bright, expansive interiors, which are flooded with natural light and enhanced by high ceilings.

Modern conveniences include smart home tech (Google Home thermostat), integrated data points in every room, USB-C sockets, aluminium French doors, fire-rated internal doors, and pre-installation for water filtration. From luxury carpets to Mandarin Stone tiling, every detail has been carefully considered.

Third Avenue is located on a quiet, family friendly road just off Askew Road, you're moments from independent shops, cafes, and excellent transport links including Turnham Green, Stamford Brook, East Acton, and Acton Central. Westfield White City is nearby, and fitness lovers will enjoy the MODE and David Lloyd health clubs.

A beautifully designed, turn-key home offering both elegance and practicality in a fantastic West London location.

No chain – Early viewing highly recommended



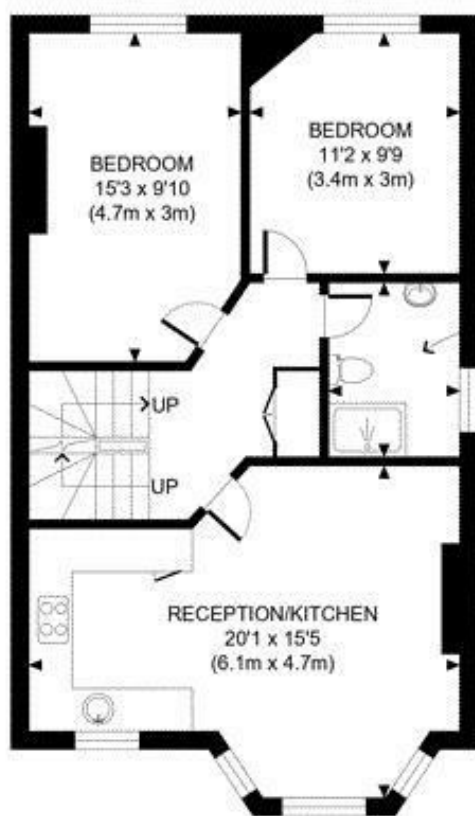
Council Tax Band: D



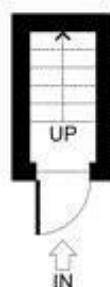




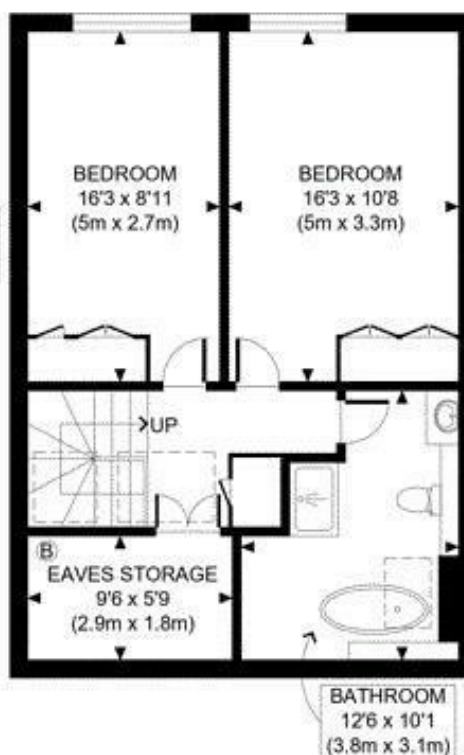




FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 672 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 19 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 583 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 522 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1274 SQ FT/ 118 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1213 SQ FT/ 113 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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