

# Rolfe East



## Acacia Road, W3

Offers Over £490,000

- Well-presented and spacious two-bedroom garden apartment
- Excellent development / investment opportunity
- Additional potential via a front void area, suitable for creating a large room (subject to consent)
- No chain
- Private entrance
- Off-street parking
- Moments from Churchfield Road with its artisan bakeries, cafés, and gastro-pubs

- Set within an attractive detached building on a quiet, leafy residential road
- Approved planning to convert into two self-contained flats (Ref: 243882FUL)
- Acton Main Line (Elizabeth Line) within walking distance

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<https://www.rolfe-east.com/>

PLANNING PERMISSION GRANTED! A well-presented and generously proportioned two-bedroom garden apartment, set within an attractive detached building on a quiet, tree-lined residential road in the heart of Poets Corner, Acton W3.

The property benefits from its own private entrance, over 900 sq ft of internal accommodation, a substantial private garden, and off-street parking.

Offering excellent scope for enhancement, this property will appeal to buyers seeking a development or investment opportunity. It is being sold with full planning permission (Ref: 243882FUL) to convert the existing apartment into two self-contained flats, presenting a fantastic opportunity to add value in this highly sought-after location. In addition, a front void area offers further potential to create a large additional room, subject to the necessary consents.

Acacia Road is ideally located just moments from the vibrant Churchfield Road, renowned for its artisan bakeries, independent cafés, and popular gastro-pubs. Acton Main Line station (Elizabeth Line) is also within easy walking distance. Offered chain-free.



Council Tax Band: D











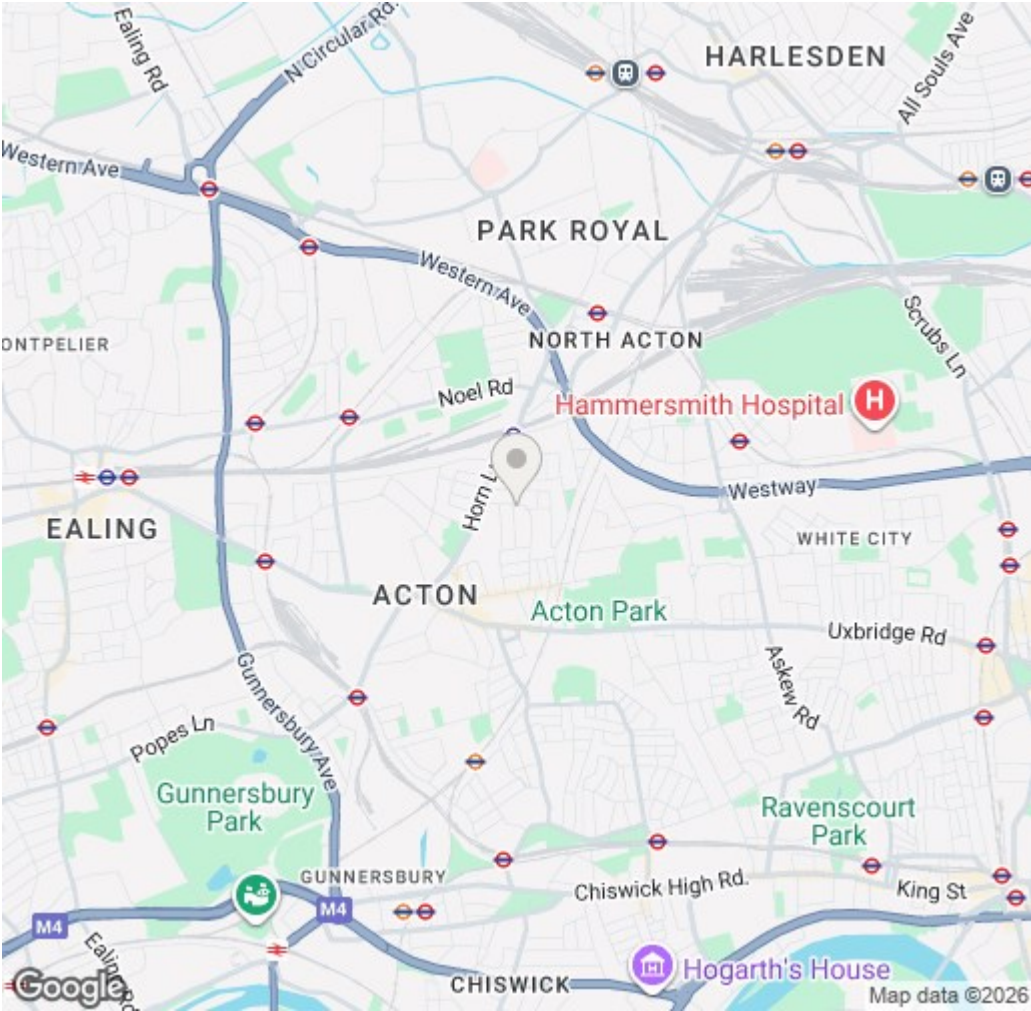


**Rolfe East**

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.

**PROPERTY PHOTO PLANS**  
THE ONLY WAY TO PREPARE A FLOOR PLAN

Directions



Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 