

East Acton Lane, London, W3 7EQ

Asking Price £1,850,000 Freehold



KEY FEATURES:

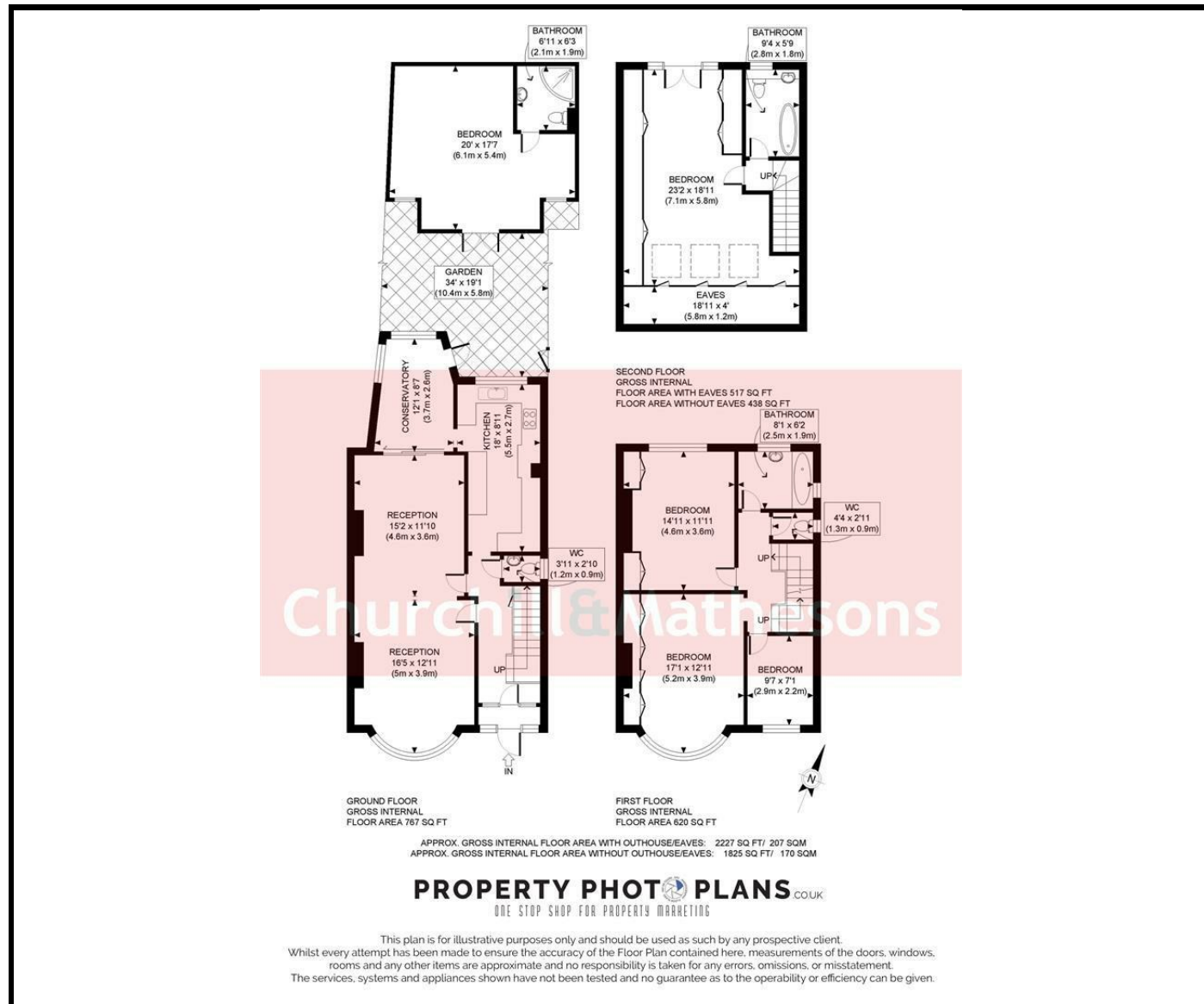
- NO CHAIN
- 5 BEDROOMS
- 3.5 BATHROOMS
- 2 RECEPTIONS
- GARDEN COTTAGE
- OFF STREET PARKING
- GREAT LOCATION

Welcome to this stunning period property located on East Acton Lane in Acton, W3. This large family home boasts 5 bedrooms, 2 reception rooms, 1 conservatory, 3.5 bathrooms and a well-appointed separate kitchen spread across 2,227 sq ft. The property features high ceilings, wood and tiled floors, and a main en-suite for added convenience and luxury.

The beautiful garden cottage with jacuzzi, currently being used as a cinema room, but perfect for work from home or a guest suite.

Parking is always a premium in London, but this property offers parking for 2 vehicles, making it ideal for families or those who require extra parking space. The classic charm of this period property combined with modern amenities makes it a truly special find.

Situated in a vibrant West London location, Acton is a leafy London area with a wide range of parks, shops & restaurants, whilst also convenient for transportation links including Acton Central (Zone 2) & the new Elizabeth Line and HS2 offering high speed trains to Central London and The West Midlands. While motorists have access to the A40 giving easy access into Central London & further west. Local Authority London Borough of Ealing. Council Tax Band F.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.