

Location:

Hillcrest Road is a quiet residential street with excellent transport connections nearby. Acton Town station and Ealing Common station provide District and Piccadilly Line services, while Acton Central station (London Underground) and Acton Main Line station offer fast Elizabeth Line connections into Central London.

Key points:

- Edwardian semi-detached family home
- Approx. 1,815 sq ft arranged over three floors
- Three double bedrooms plus loft room
- Open-plan kitchen/reception room with high ceilings
- South-West facing garden
- Cellar and downstairs WC
- Close to Acton Town station, Ealing Common station and Acton Main Line station (Elizabeth Line)

Do Better:

Acton

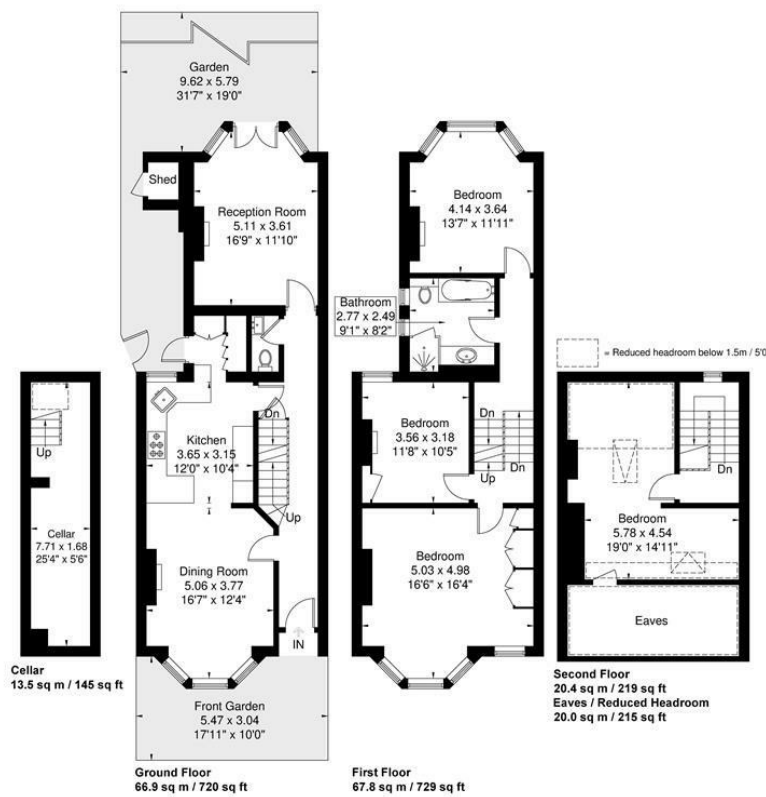
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Hillcrest Road
 Approximate Gross Internal Area = 168.6 sq m / 1815 sq ft
 Eaves / Reduced Headroom = 20.0 sq m / 215 sq ft
 Total = 188.6 sq m / 2030 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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Guide Price £1,250,000

Hillcrest Road, London W3 9RY

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

- 2 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



The current owner says:

The property is in a fantastic location for the local shops, schools, parks, and transport links.

A well-presented Edwardian semi-detached family home arranged over three floors and offering approximately 1,815 sq ft of accommodation, with the added benefit of side access and potential to extend (STPP).

The property retains a wealth of period charm and features a spacious open-plan kitchen/reception room with high ceilings, a separate lounge opening onto a South-West facing paved garden, cellar, and downstairs WC. Upstairs offers three double bedrooms, a family bathroom, and an additional loft room providing flexible living space.

The property offers genuine potential to extend subject to the usual planning consents required.

Hillcrest Road is a quiet residential street with a strong community feel, ideally positioned close to the green open spaces of Ealing Common, Gunnersbury Park, and Acton Park. Residents also benefit from being within easy walking distance of David Lloyd Acton Park and the vibrant Churchfield Road, known for its independent cafés, restaurants and popular gastro pubs including The Rocket and The Station House.

Transport connections are excellent, with Acton Town station and Ealing Common station providing District and Piccadilly Line services, while Acton Central station (London Overground), Acton Main Line station and Ealing Broadway station offer fast Elizabeth Line connections into Central London. The A4 road London and A40 road London are also easily accessible for routes in and out of the city.

What's better:

A well-presented Edwardian semi-detached family home arranged over three floors and offering approximately 1,815 sq ft of accommodation, with the added benefit of side access and potential to extend (STPP).

