

**Location:**

Goldsmith Avenue is a quiet tree-lined road in Poets Corner, nearby to the amenities of Churchfield Road and transport links of Acton Central and Acton Mainline Station (Crossrail).

**Key points:**

- Five bedrooms
- Two bathrooms
- 2,078 SQ.FT / 193 SQ.M approx.
- East facing garden
- Potential to extend (STPP)
- Poets Corner

**Do Better:**

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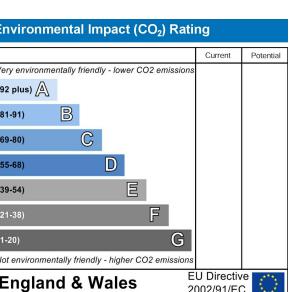
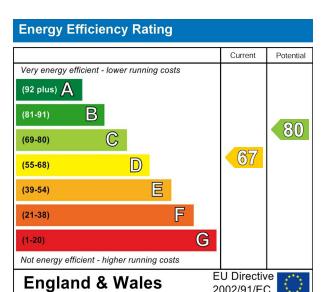
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This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



**Offers Over £1,500,000**

**Goldsmith Avenue, London W3 6HW**

- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms

**The current owner says:**

**The house is generously proportioned over three stories with a total floor area of 2,078 Sq. ft and offers further potential to extend on the ground floor (STPP).**



This charming five-bedroom, terraced home presents in fantastic condition, and is situated on one of Acton's most desirable roads in Poets Corner.

The house is generously proportioned over three stories, the ground floor features high ceilings throughout, a large front reception room with lovely bay windows looking onto the street at the front and garden at the rear. The kitchen/dining room offers a great family living space, with plenty of surfaces and a large window looking out over the garden. There is also a downstairs guest loo on this floor. On the first floor are 3 generous double bedrooms and a well-proportioned shower room. The top floor holds a further 2 double bedrooms and a large family bathroom room as well as an extra study room / home office.

The property also benefits from genuine potential to extend on the ground floor, subject to planning permission.

There has been a lot of 'under the hood' work on the house by its current owners:

- nearly every floor and ceiling re-plastered
- high-quality long-life zinc roof
- front brickwork cleaned and restored
- under floor insulation downstairs (hanging insulation under the floor)
- the wooden floor is new and solid oak with a 40+ year life
- new electrics and pre-fitted electrics for a new kitchen
- new plumbing and high-pressure pump for good water pressure well in

### What's better:

**This charming five-bedroom, terraced home presents in fantastic condition, and is situated on one of Acton's most desirable roads in Poets Corner.**

