

**Location:**

Grafton Road is ideally located moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. The property is a 7-minute walk from the Elizabeth Line which offers direct journeys to the heart of London.

**Key points:**

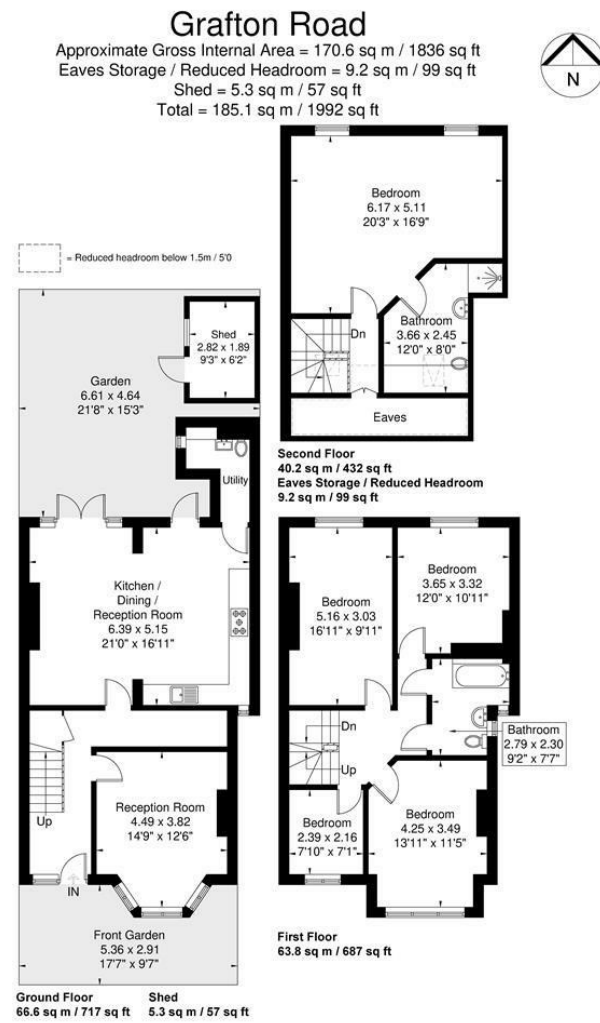
- Five bedrooms
- Two bathrooms (one en-suite)
- Large, open-plan kitchen / living area - 21'0" x 12'6"
- Total floor area: 1,836 sq ft / 170.6 sq m
- Private rear garden

# Do Better:

**Acton**  
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57-59 Churchfield Road,  
Acton, London, W3 6AY

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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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

£1,250,000

Grafton Road, London W3 6PD

- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms



The current owner says:

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

A bright and spacious five-bedroom terraced house, located on a popular tree lined road in Acton.

The property offers a generous floor area of 1,836 sq ft and consists of a wide hallway entrance, front reception room with a bay window, large open-plan kitchen/living area and a separate utility / WC.

The private rear garden is of good size and benefits from a storage shed.

The first floor offers four bedrooms and a family bathroom. The second and top floor offers a fifth and final bedroom with a modern en-suite shower room.

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**What's better:**

**A bright and spacious five-bedroom terraced house, located on a popular tree lined road in Acton.**

