

**Location:**

Emanuel Avenue is a quiet residential road located close by to the amenities of Churchfield Road, with both Acton Central and Acton Mainline Station within short walking distance.

**Key points:**

- 5 Double Bedrooms
- Semi-Detached family home
- 3 Bathrooms
- Off street parking for 2 cars
- 34 ft South facing garden
- Refurbished family home
- 4 minute walk to Acton Mainline station
- Out office in the garden
- Utility room

# Do Better:

**AR** **Aston**  
**Rowe**

**Acton**

[sales@astonrowe.co.uk](mailto:sales@astonrowe.co.uk)

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

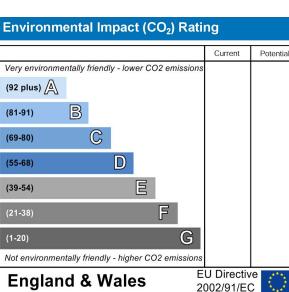
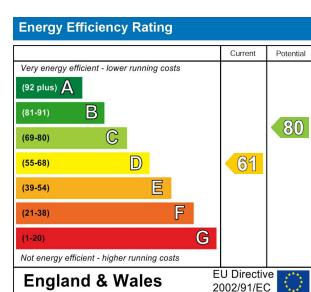
020 8992 3600

**Emanuel Avenue**

Approximate Gross Internal Area = 193.3 sq m / 2079 sq ft  
Eaves Storage / Reduced Headroom = 15.4 sq m / 165 sq ft  
Outbuilding = 15.2 sq m / 163 sq ft  
Total = 223.9 sq m / 2407 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.  
[www.prspective.co.uk](http://www.prspective.co.uk)



**Asking Price £1,750,000**

**Emanuel Avenue, London W3 6JJ**

- 2 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms

**The current owner says:**

**This property is perfectly arranged for a growing family who are looking for good room proportions, large entertaining space and an expansive South facing garden, moments from the Elizabeth Line.**



A beautifully presented five double bedroom semi-detached period house, situated on one of Acton's premier residential roads on the peripheries of Poets Corner. This stunning family home offers over 2,407 sqft (Including eaves and out office) of accommodation with a modern and spectacular 28ft kitchen/diner with herringbone flooring and floor to ceiling sliding doors leading out to a landscaped 34 ft South facing garden with the benefit of an out office/gym in the garden. The ground floor also features a large separate reception room with bay window, high ceilings, period features, a downstairs WC and separate utility. The first-floor benefits from a tasteful and well-designed family bathroom, two double bedrooms and the master bedroom which consists of a built in wardrobes and en-suite with shower and free standing bath set within the bay window. The second floor comprises of two double bedrooms and another bathroom. This property has been fully refurbished throughout by the current owners and benefits from off street parking for two cars and is a four-minute walk to the new Elizabeth Line and moments from the vibrant café culture of Churchfield Road which offers a great selection of boutique shops, bars and eateries.

**What's better:**

**A stunning 5 double bedroom semi-detached home in W3.**

