

# Rolfe East



First Avenue, W3

£850,000

- Semi Detached
- Two receptions
- Huge potential to extend STPP
- Fantastic schooling options close by
- Chain free
- Three bedrooms
- Large west facing garden
- Walking distance to the ever trendy Askew Road and Churchfield Road
- Walking distance to multiple transport links

66 High Street, W3 6LE  
020 8993 7755

acton@rolfe-east.com  
<https://www.rolfe-east.com/>



HUGE SCOPE TO EXTEND TO THE REAR, LOFT AND SIDE STPP! A fantastic semi detached, three bedroom family home situated in a superb residential address in Acton, with further scope to extend and convert (Subject to gaining the necessary planning permission). The property is well presented through out and offers a large WEST FACING garden.

The house is within walking distance of a great selection of transport links including East Acton Tube (Central line) and Acton Central Station (Overground). Nearby are some excellent schooling options, along with a range of large green open spaces. Westfield shopping centre and the ever trendy Askew road and Churchfield road, with their selection of artisan bakeries, coffee shops, and gastro-pubs are located a short distance away. There is also easy access to the A40 trunk road into central London and Heathrow airport. CHAIN FREE!

 3

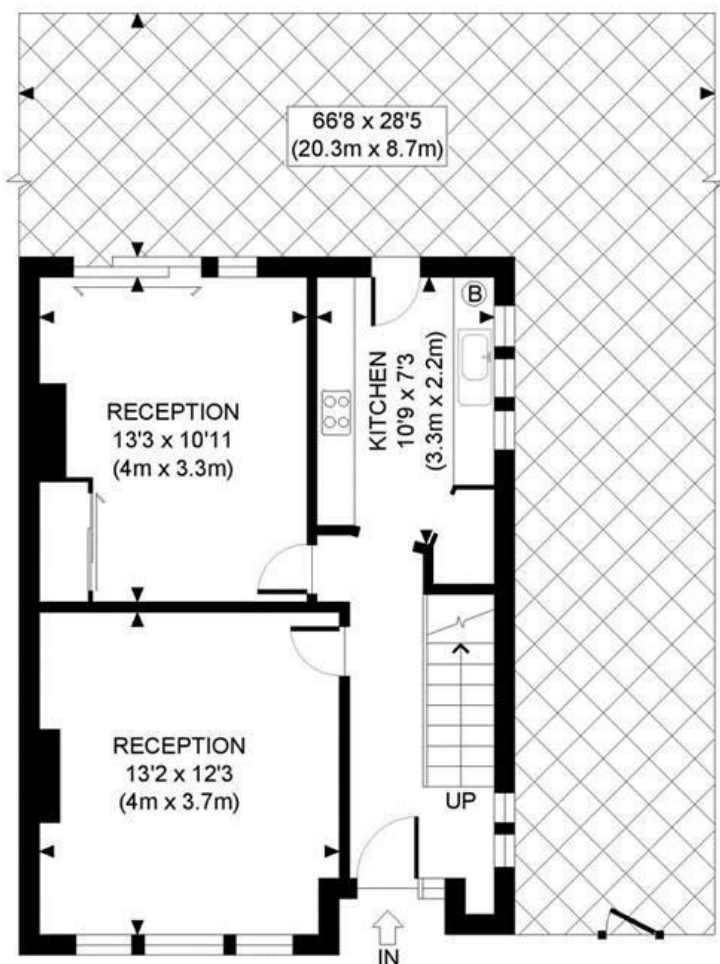
 1

 2

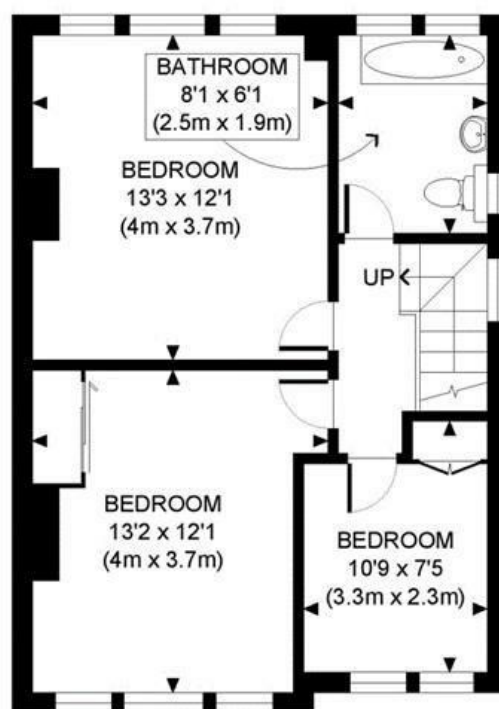
 D

Council Tax Band: E





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 484 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 492 SQ FT

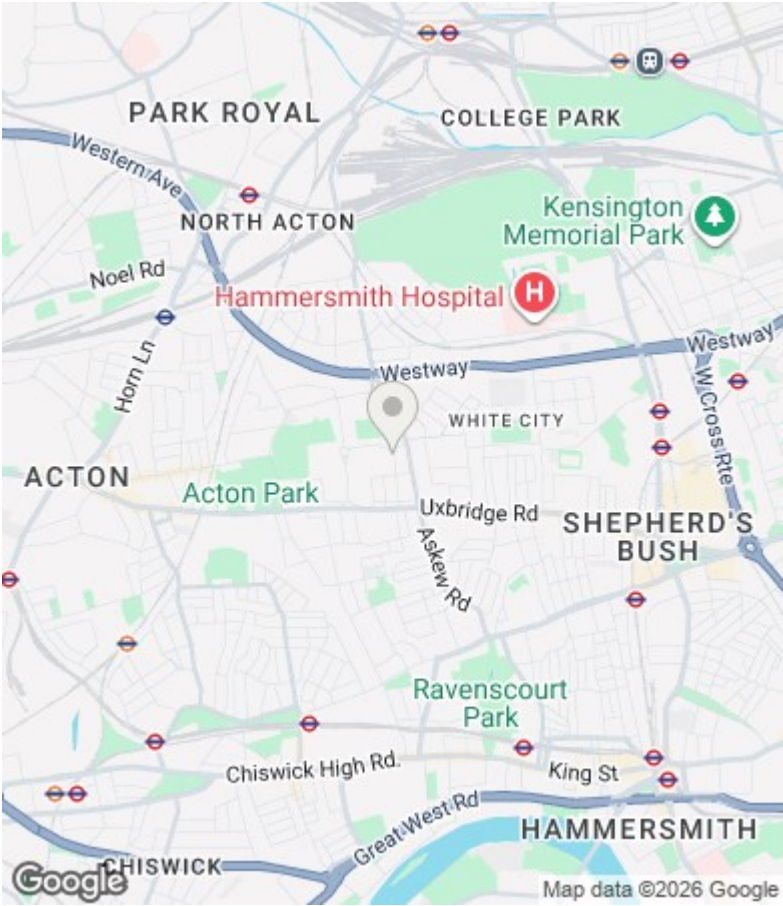
APPROX. GROSS INTERNAL FLOOR AREA: 976 SQ FT/ 91 SQM

**Rolfe East**

This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS** LOOK  
ONE STOP SHOP FOR PROPERTY MARKETING

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8993 7755 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 84                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 66      |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |