

Location:

Goldsmith Avenue is conveniently situated for access to Acton Mainline (Elizabeth Line), Acton Central (Overground), the A40 for motorists, and all the amenities that Churchfield Road has to offer.

Key points:

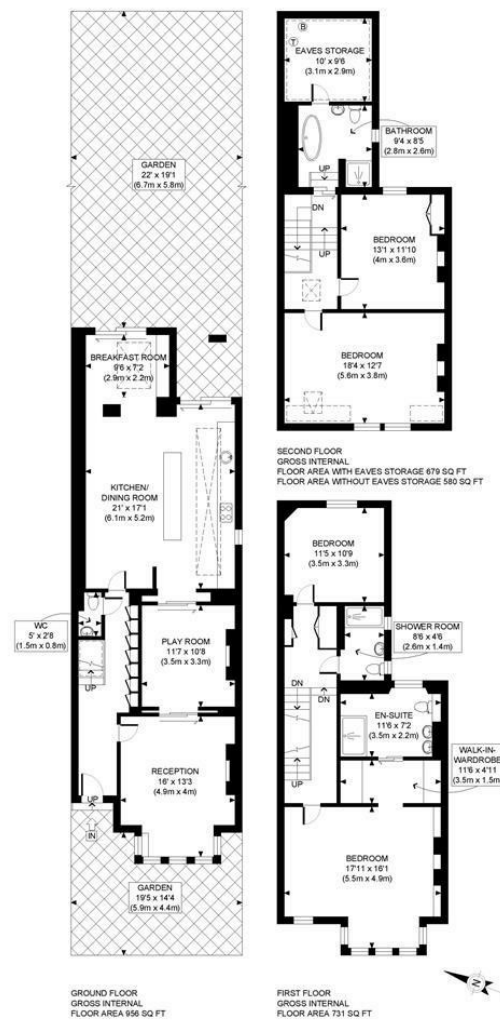
- 4 bedroom family home
- Lanscaped Private Garden
- 2,366 sqft (Including eaves)
- Beautifully designed home
- 2 Bathrooms
- Heart of Poets Corner
- 9 Minute walk to Acton Mainline Station (Elizabeth Line)
- No onward chain.

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



GROUND FLOOR
GROSS INTERNAL FLOOR AREA 956 SQ FT

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 731 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2366 SQ FT/ 226 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2287 SQ FT/ 210 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	62	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Offers Over £1,500,000

Goldsmith Avenue, London W3 6HW

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



The current owner says:

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

A beautifully presented four-bedroom period house, situated on one of Acton's premier residential roads in Poets Corner. This family home offers over 2,366 sq ft of accommodation (including eaves) and comprises two large reception rooms with a beautiful fireplace, high ceilings, period features, and a downstairs W/C.

A modern, open-plan stylish kitchen, which has a villa-like feel, offers a spectacular and spacious kitchen/diner with floor-to-ceiling bi-fold doors leading out to a landscaped 22 ft rear garden.

The first floor houses the tasteful and well-designed family bathroom, one double bedroom, and the master bedroom, which consists of a walk-in wardrobe, a beautiful en-suite, and eaves storage. The upper floor consists of two double bedrooms, another family bathroom, and views over central London to the rear.

This property has been fully refurbished throughout by the current owners and is a ten-minute walk to the new Elizabeth Line, as well as 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 four-bedroom family home located in the heart of Acton's popular Poets Corner.

