

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 6-minute walk from the Elizabeth Line which offers direct journeys to the heart of London.

Key points:

- 5 Double bedrooms
- 2,216 sqft (Including eaves and reduced head height)
- 2 Reception rooms
- Potential to extend for a side return S.T.P.P via Ealing Council
- 39 ft South facing, mature walled garden
- 2 Bathrooms upstairs and one downstairs WC
- Separate entrance to lower ground floor utility room and 3 cellars
- Downstairs W/C
- 6 Minute walk to Acton Mainline (Elizabeth Line)
- Walking distance to Churchfield Road

Do Better:

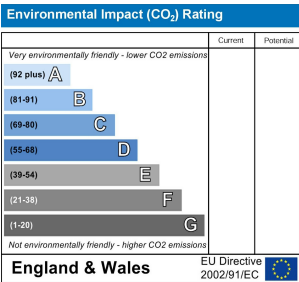
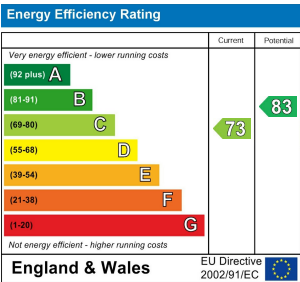
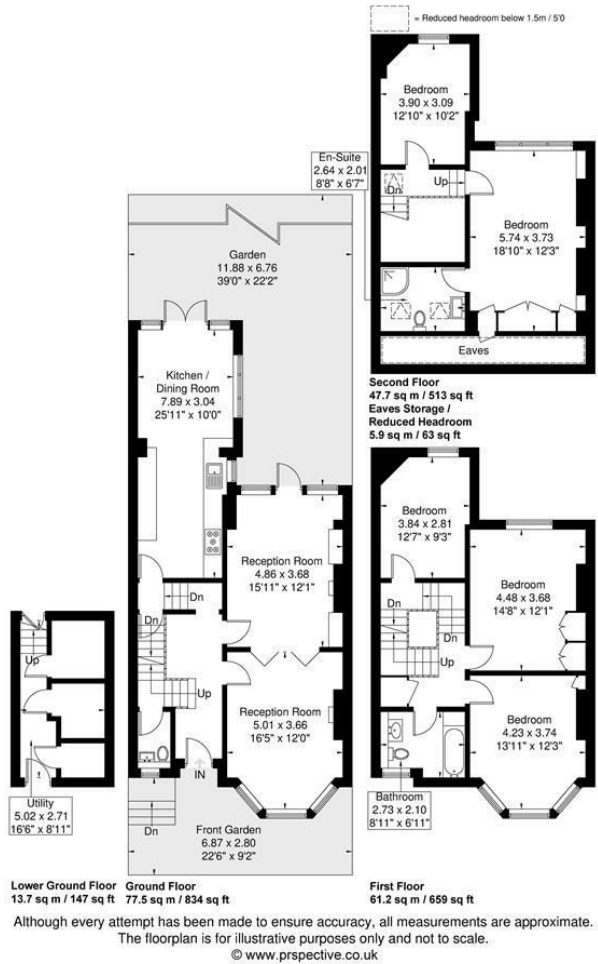
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Grafton Road

Approximate Gross Internal Area = 200.1 sq m / 2153 sq ft
Eaves Storage / Reduced Headroom = 5.9 sq m / 63 sq ft
Total = 206 sq m / 2216 sq ft



Asking Price £1,600,000

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 beautifully presented five double bedroom period house, situated on one of Acton's premier residential roads on the periphery of Poets Corner. This stunning family home offers over 2,216 sq ft and features a modern, spectacular 25 ft kitchen diner with floor to ceiling patio doors leading out to a landscaped 39 ft south facing garden.

The ground floor has two large and charming reception rooms, with high bay windows and ceilings, parquet floors and period features. Another back door provides additional access to the garden. There is a downstairs WC and a separate utility area with three cellars located on the lower ground floor.

The hallway is wide and tiled, with a wonderful open-well wooden staircase. The first floor benefits from a tasteful and well designed family bathroom, two double bedrooms and a generous principal bedroom featuring a bay window overlooking the front of the property.

The second floor comprises two further double bedrooms, one of which benefits from an en-suite bathroom. Out front the property is fenced off, providing privacy and space for a bike shed. This property has been fully refurbished throughout by the current owners.

The location is excellent for transport (Elizabeth Line six minute walk), highstreets, community and schools.

Offered to the market with no onward chain

What's better:

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

