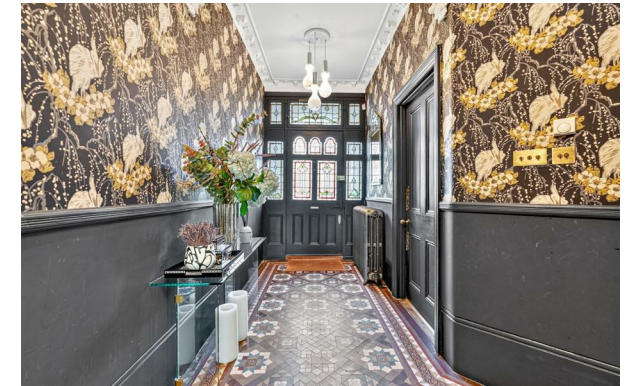


Rolfe East



Twyford Avenue, W3

Offers In Excess Of £2,000,000

- Six-bedroom semi-detached period home offering approximately 3,262 sq ft.
- Impressive kitchen and dining space ideal for family living and entertaining.
- Beautifully extended with excellent proportions and a high-quality contemporary finish.
- Beautiful rear garden with direct access from the kitchen.
- Elegant period features, including high ceilings and original fireplaces.
- Off-street parking behind secure electric gates, plus side access.

66 High Street, W3 6LE
020 8993 7755

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

- Sought-after tree-lined avenue.
- A rare combination of character, space and modern living in a highly desirable Acton location.
- Excellent transport links, including Central, District, Piccadilly and Elizabeth Lines.
- Close to highly regarded schools and a wide range of local amenities.

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	

Viewings

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



Council Tax Band: G



A Breath-taking Six-Bedroom Family Home in the Heart of the Creffield Conservation Area

This exceptional six-bedroom semi-detached period home offers approximately 3,262 sq ft of beautifully designed accommodation, combining timeless period character with an impressive contemporary finish.

Set on one of Acton's most sought-after tree-lined avenues bordering Ealing Common, this outstanding family home has been thoughtfully extended and finished to an exceptional standard, creating a wonderful balance of elegance, space and modern family living.

As soon as you enter the property, you are welcomed with a stunning entrance hallway which sets the tone, with an abundance of original period features including high ceilings, beautiful fireplaces and impressive proportions. The property has been extended and well thought out from the high finish to the flow of the layout, which is complemented throughout by a sophisticated contemporary finish.

At the heart of the home is the truly impressive kitchen and dining space, creating a fantastic environment for both everyday family life and entertaining. The kitchen benefits from underfloor heating and opens directly onto the beautiful rear garden, providing a seamless connection between the house and outside space.

Further benefits include off-street parking behind secure electronic gates, side access, a cellar, two bathrooms and a downstairs WC. The thoughtful extension and layout have been carefully designed to complement the original character of the property while providing the space and functionality expected of a modern family home.

Twyford Avenue is one of Acton's most sought after roads, set amongst other beautiful period properties and strong community feel. Homes of this size, quality and character rarely become available, making this a particularly exciting opportunity for families seeking a long-term home in one of Acton's most desirable locations.

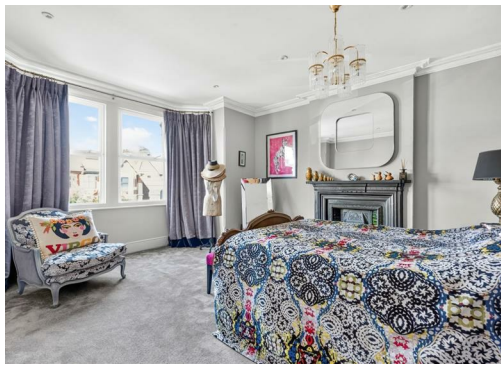
The property is exceptionally well positioned for transport links, with West Acton (Central Line), Acton Town (Piccadilly and District Lines), Ealing Common and Acton Main Line (Elizabeth Line) all within easy reach. These provide excellent connections into Central London, the City, Canary Wharf and Heathrow Airport. The A40 and M40 are also readily accessible for journeys out of London.

The surrounding area offers an excellent choice of amenities, with Churchfield Road and Uxbridge Road providing an array of independent cafés, restaurants, gastro pubs, boutiques and everyday conveniences. Ealing Broadway, Chiswick and Shepherd's Bush are also all within easy reach.

For those who enjoy the outdoors, there is an abundance of green space nearby, including Ealing Common, Gunnersbury Park, Springfield Park and Twyford Gardens.

Families are also particularly well catered for, with a wide selection of highly regarded schools nearby, including Twyford Church of England High School, The Japanese School, Holy Family Catholic Primary School, Ark Soane Academy and Derwentwater Primary School, alongside a number of respected independent schools in Ealing and Chiswick.

Early viewing is highly recommended to fully appreciate the exceptional space, character and quality on offer.



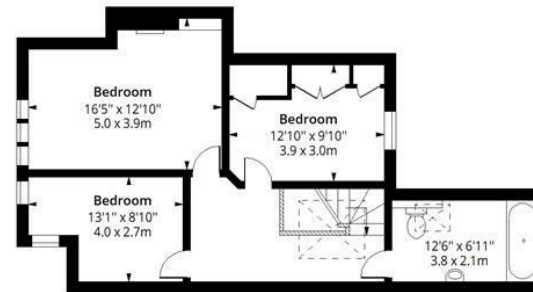


Twyford Avenue W3

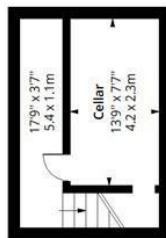
Approx. Gross Internal Area 3262 Sq Ft - 303.04 Sq M



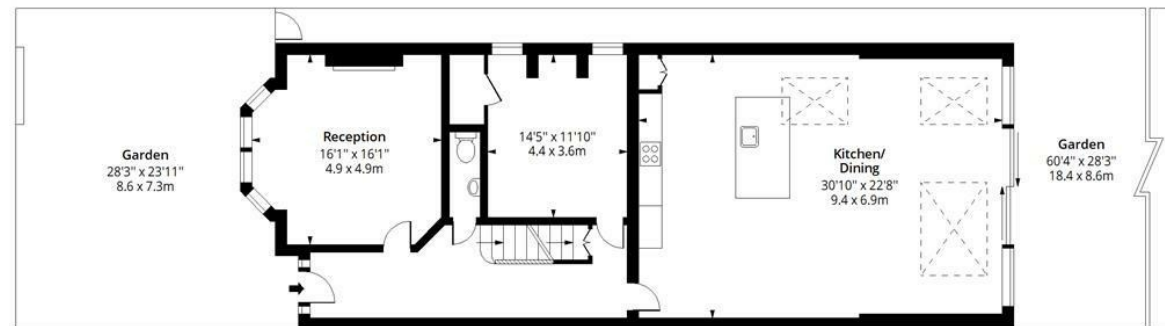
First Floor
Floor Area 1020 Sq Ft - 94.76 Sq M



Second Floor
Floor Area 673 Sq Ft - 62.52 Sq M



Lower Ground Floor
Floor Area 209 Sq Ft - 19.42 Sq M



Ground Floor
Floor Area 1360 Sq Ft - 126.34 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 15/8/2026