

# Rolfe East



Heathfield Road, Acton, W3 8EL

£750,000

- Stunning period conversion with exceptional character and charm
- Generously proportioned two/three-bedroom accommodation
- Raised decking area ideal for entertaining and outdoor living
- Offered with no onward chain
- Impressive high ceilings, cornicing, and ceiling roses
- Substantial and versatile basement with two rooms and cloakroom
- Prime location close to Acton High Street and Chiswick High Road
- Beautiful feature fireplaces throughout
- Magnificent 75ft (approx.) west-facing private rear garden
- Excellent transport links including Acton Town, South Acton, A40 & M4



Council Tax Band: D



This truly stunning period conversion effortlessly combines elegant original features with modern-day versatility, creating a home full of charm, character, and a genuine “wow” factor.

Boasting plenty of period features, the property enjoys impressive high ceilings, intricate cornicing, elegant ceiling roses, and striking feature fireplaces, all complemented by generously proportioned rooms filled with natural light. Currently arranged as a two/three-bedroom residence, the accommodation offers flexibility to suit a range of lifestyles.

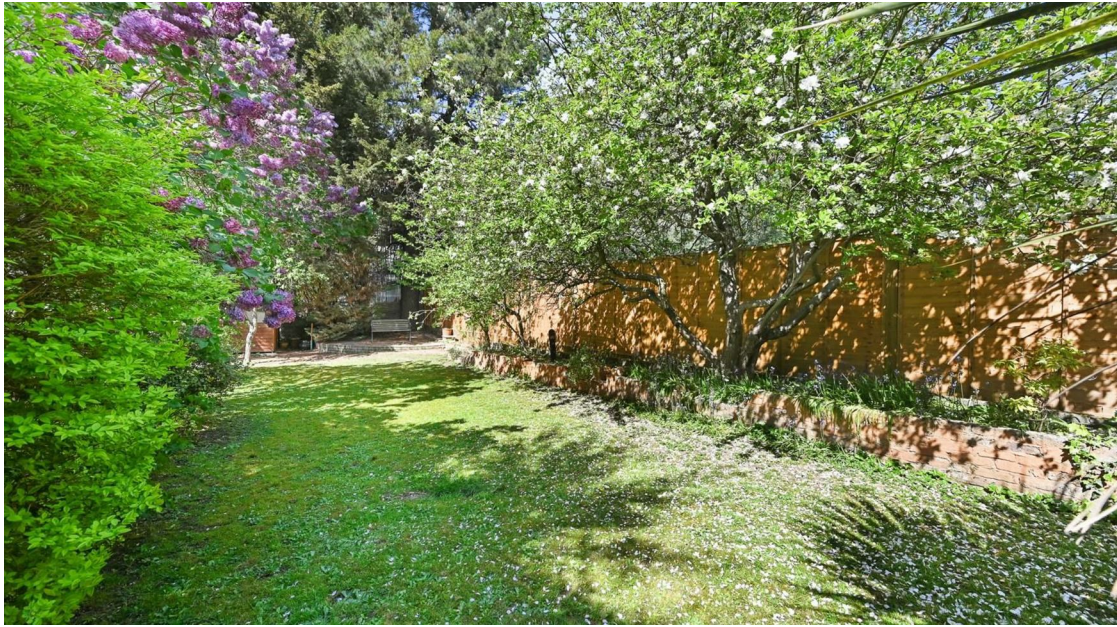
An additional feature of this unique home is the substantial and highly adaptable basement level, comprising two rooms and a shower room. This rare addition provides outstanding potential for a variety of uses, including the opportunity to convert into official usable space, subject to the necessary planning permissions.

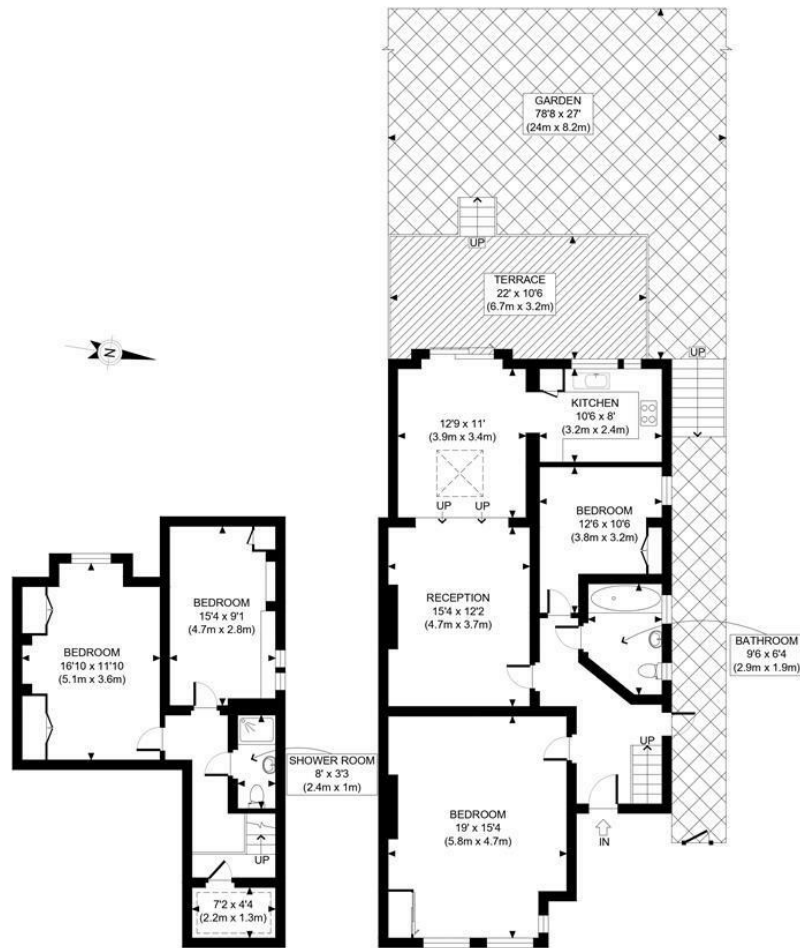
To the rear, the property enjoys a superb west-facing private garden extending to approximately 75ft. Mature, secluded, and beautifully landscaped, it features an impressive, raised decking area, perfect for dining and entertaining, while enjoying the afternoon and evening sun.

Ideally located within easy reach of the vibrant amenities of Acton High Street and the ever-popular Chiswick High Road, the property also benefits from excellent transport connections, including Acton Town Underground Station, South Acton Overground, and swift access to the A40 and M4, providing convenient routes into Central London.

Offered to the market with no onward chain, this outstanding home represents a rare opportunity to acquire a property of genuine character and versatility. Early viewing is highly recommended.







**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.

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## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	