



andrew nunn
ASSOCIATES

£2,950,000
Acton Lane
London, W4 5ED



PROPERTY SUMMARY

A fabulous Victorian family home which has been the subject of a back to brick refurbishment over the last few years and now offers exceptional and stylish accommodation with a blend of period detail and modern design. The property retains many original and improved features whilst offering a contemporary and stylish finish, benefits from six/seven bedrooms, four luxurious bathrooms, three reception rooms, a magnificent 22' x 17' kitchen/dining room, cloakroom, walk in larder, extensive cellarage and west facing garden with direct access to Ravenscroft Road.

Of particular note and testimony to the quality of the refurbishment is the Energy Performance Rating of B

There is underfloor heating on the ground floor of the home which compliments the engineered oak flooring which runs throughout the property. The kitchen is spacious, flooded with light, comprehensively fitted with Shaker cabinetry and Dekton worktops and enjoys full width crittall doors leading to the garden paved with Mandarin stone. A further feature is the covered outdoor kitchen and the garden also benefits from direct access to Ravenscroft Road. Freehold.

The property overlooks Acton Green and is only a few minutes walk from Chiswick Park Station and the Chiswick High Road with its broad range of retail outlets and restaurants. There is also easy access to the A4/M4 and A40/M40.

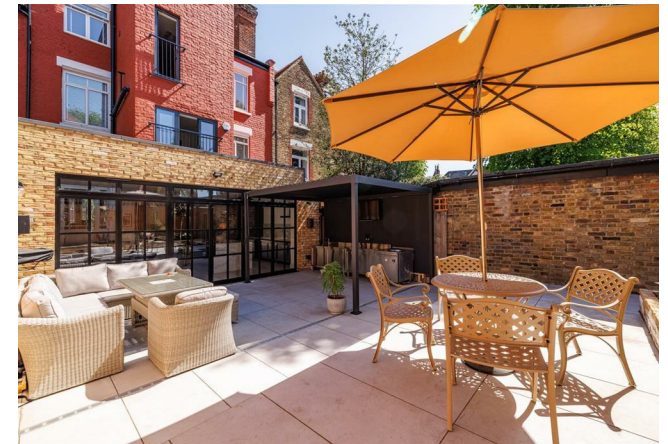
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4



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LOCAL AUTHORITY

Hounslow

TENURE

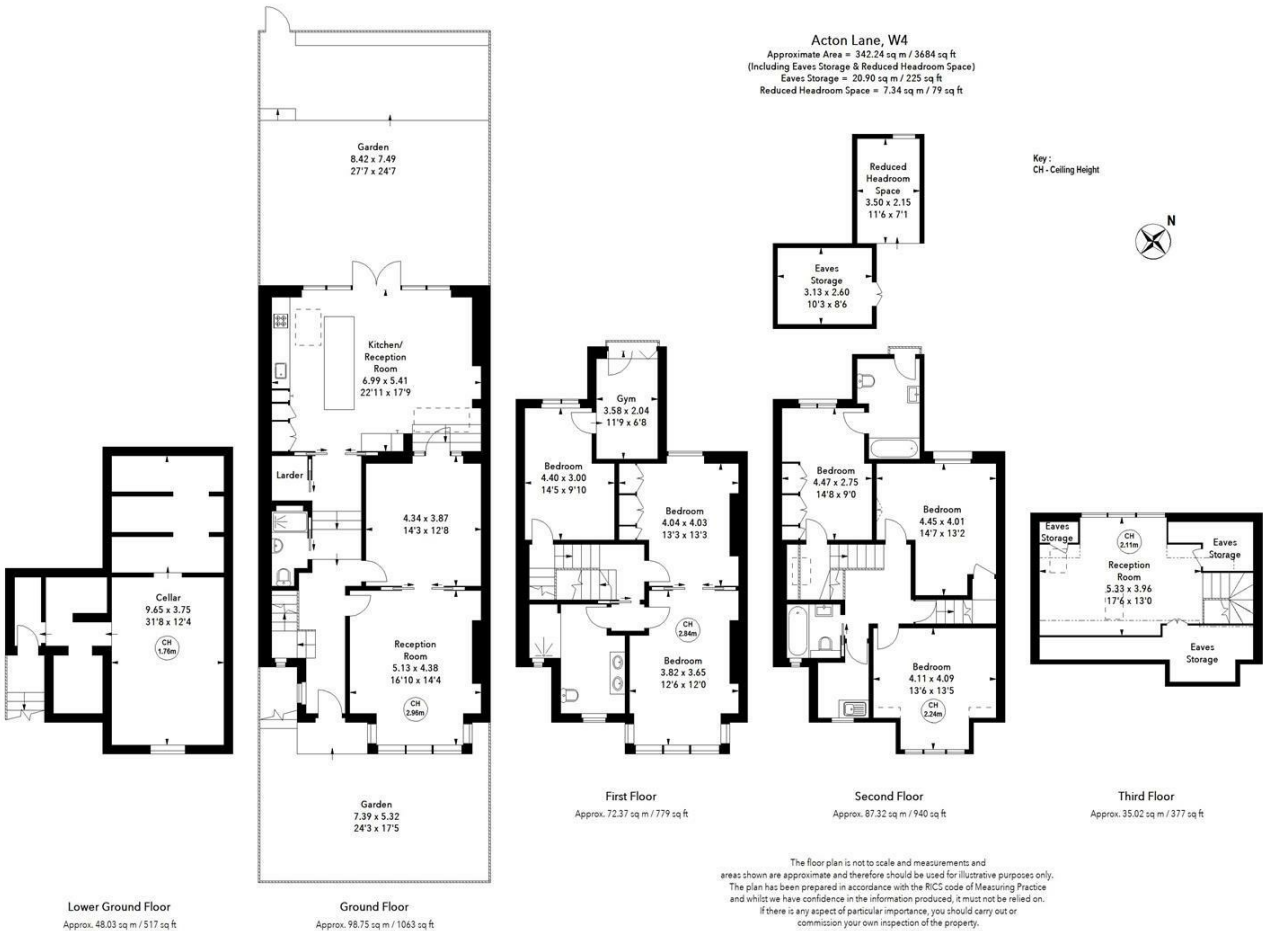
Freehold

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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