

**Location:**

Friars Place Lane is in a popular residential area just a few minutes walk away from Acton Central and East Acton tube. Additionally, there is quick road access onto the A40, A4 and M4.

**Key points:**

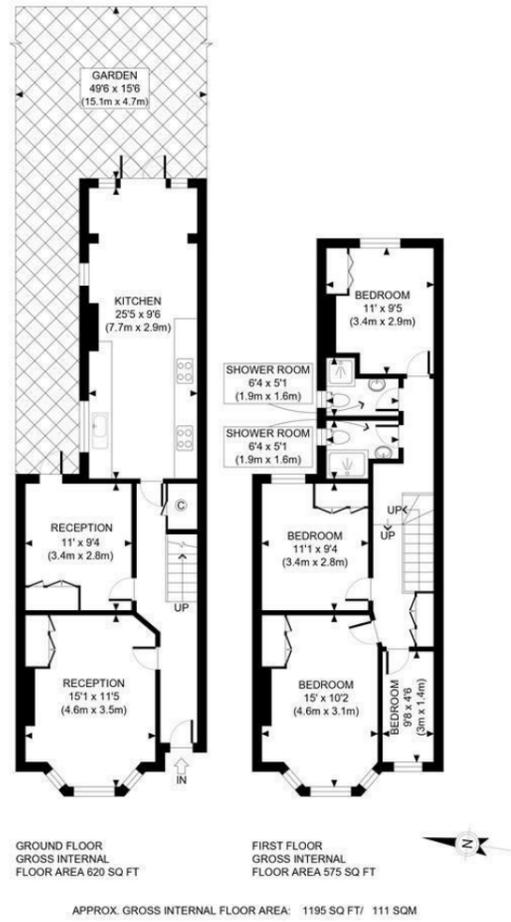
- 4 Bedrooms
- Off street Parking for 2 cars
- 2 Reception rooms
- 1,195 sqft
- Potential to extend to side and loft S.T.P.P Via Ealing Council
- 2 Bathrooms
- Built in Wardrobes in most bedrooms
- Great storage throughout
- Electric heating throughout
- No onward chain

# Do Better:

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

020 8992 3600



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.

PROPERTY PHOTO PLANS

| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  | Current                 | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |



**Asking Price £950,000**

**Friars Place Lane, London W3 7AG**

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



Set back from the road on a prime residential street within the popular Goldsmith Estate, this fantastic four-bedroom, two-bathroom terraced house has been fully renovated to a high standard throughout.

Ideal for a large or growing family, the property offers generous living space, including two reception rooms, and benefits from electric heating throughout. There is excellent off-street parking for two cars and a well-maintained 49ft rear garden.

The home also offers potential to extend to the side and into the loft (subject to planning permission via Ealing Council), providing scope for further enhancement.

Conveniently located, the property is just moments from the amenities of Churchfield Road and within walking distance of Acton Mainline Station (Elizabeth Line). It also provides easy access to Acton Central, East Acton Underground Station, and the M4/A40 motorways, offering excellent transport links into and out of London.

Offered to the market with no onward chain, this beautifully presented home is ready for immediate occupation.

The current owner says:

**Friars Place Lane is presented with no upper chain and has been fully renovated through out.**

**What's better:**

**A four bedroom home with off street parking in W3.**

