

Rolfe East



Julian Avenue, W3

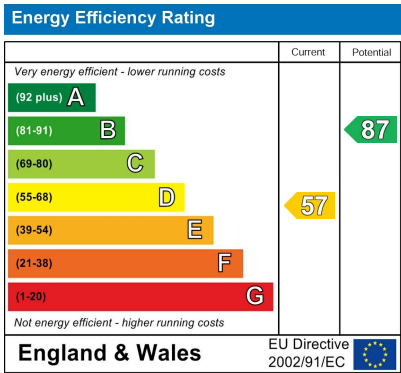
Asking Price £900,000

- Three double bedroom End of Terrace Home
- Generous private garden
- Close to shops, cafés, restaurants & parks
- Scope to extend side, rear & loft (STPP)
- Excellent Transport Links including the Elizabeth line
- Top schooling options close by
- Spacious through lounge
- Desirable tree-lined location
- Great range of green spaces nearby

66 High Street, W3 6LE
020 8993 7755

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

- Early viewing highly recommended



Viewings

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

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Council Tax Band: F



Three Double Bedroom End of Terrace Family Home with Exciting Extension Potential

A fantastic opportunity to acquire a spacious three double bedroom end-of-terrace family home, ideally positioned in one of Acton's most sought-after residential areas. Offering excellent potential to modernise, personalise and extend, this is a property with the opportunity to create a truly exceptional home.

The accommodation currently comprises a generous through lounge, well-proportioned eat-in kitchen, three double bedrooms and a large private garden. While the property would benefit from some refurbishment, its excellent proportions and versatile layout provide a superb opportunity to put your own stamp on it.

There is also exciting potential to extend to the side, rear and into the loft, subject to the usual planning permissions, offering scope to significantly enhance both the living space and value of the property.

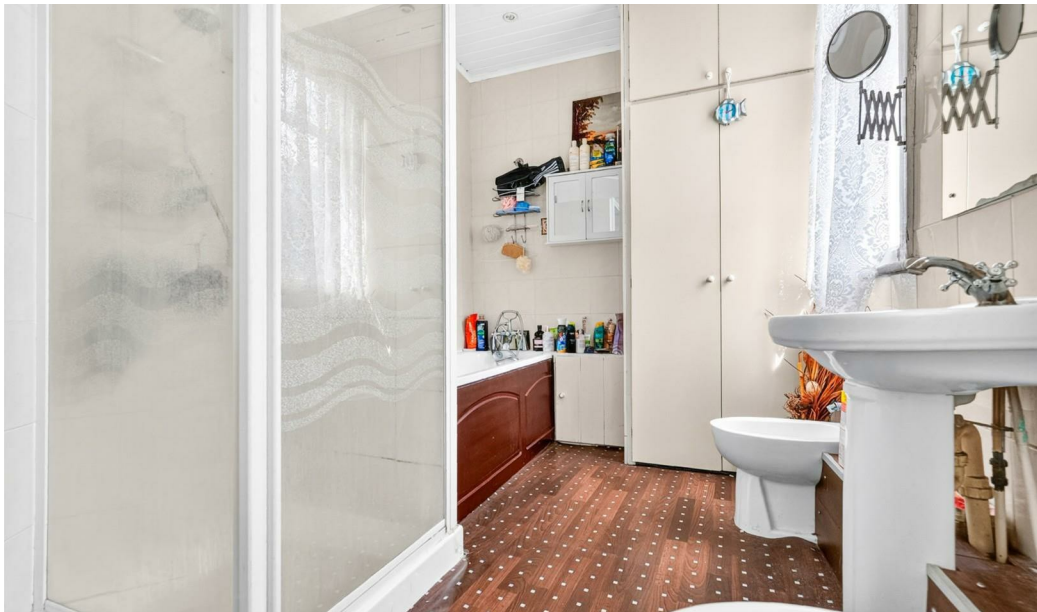
Set along a desirable tree-lined residential avenue, the property is perfectly placed for excellent transport links. West Acton and North Acton Underground stations are both within easy reach on the Central line, while Acton Main Line Elizabeth line station is just a short walk away, providing fast and convenient connections across London.

The area is also well served by a fantastic selection of amenities. Nearby Churchfield Road and Uxbridge Road offer an array of independent cafés, restaurants, gastro pubs, boutiques and everyday conveniences, while Ealing Broadway, Chiswick and Shepherd's Bush are all easily accessible.

For those who enjoy outdoor space, there are numerous green spaces close by, including Ealing Common, Gunnersbury Park and Springfield Park.

A rare opportunity to acquire a substantial family home in a highly desirable Acton location, with fantastic potential to create your dream home. Early viewing is highly recommended.

Call Paul Edwards on 020 8992 7755 to arrange a viewing.

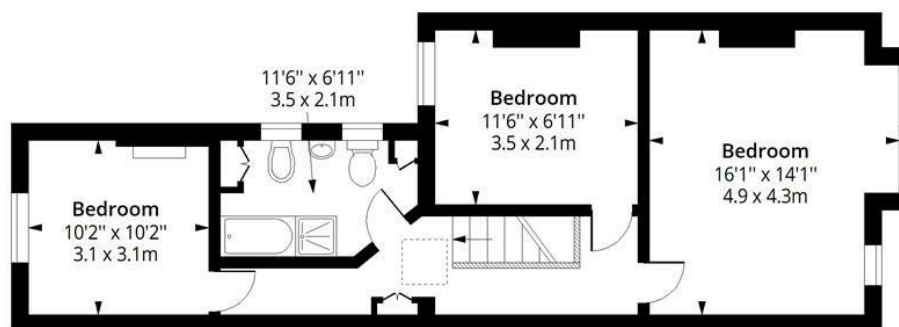




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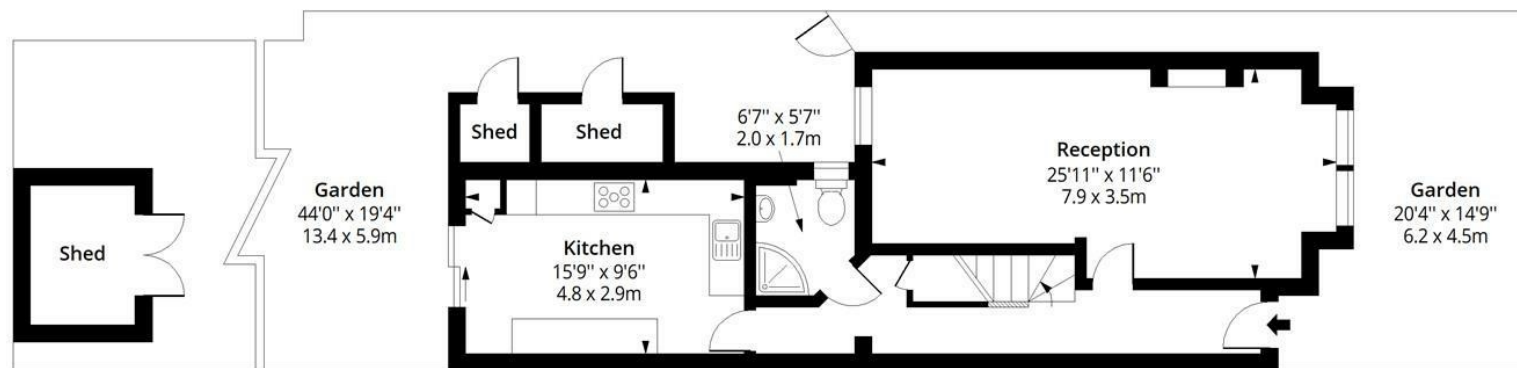
Approx. Gross Internal Area 1252 Sq Ft - 116.31 Sq M

Approx. Gross Shed Area 84 Sq Ft - 7.80 Sq M



First Floor

Floor Area 631 Sq Ft - 58.62 Sq M



Ground Floor

Floor Area 621 Sq Ft - 57.69 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: 8/20/2026