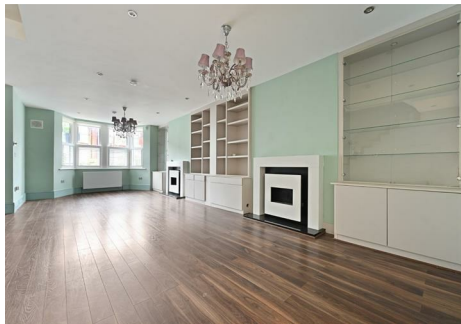


# Rolfe East



First Avenue, W3


£1,500,000


- Five bedrooms
- Three bathrooms plus downstairs WC
- Roof terrace
- Walking distance to multiple transport links
- Walking distance to the ever trendy Askew Road and Churchfield Road
- Separate two story, DETACHED self contained outbuilding with kitchen and shower room (492 SQ FT)
- Finished to a good standard throughout
- Amazing living space
- Chain free


66 High Street, W3 6LE  
020 8993 7755


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

A truly fantastic, larger than average five bedroom Edwardian house situated in a superb residential address in Acton. The property has been extended, and offers a unique self contained two story, detached outhouse (spanning 492 sq. ft), with kitchen and shower unit. The property is well presented throughout, boasting high ceilings, plenty of living space, a roof terrace and good sized garden. The house is within walking distance of a great selection of transport links including East Acton Tube (Central line) and Acton Central Station (Overground). Nearby are some excellent schooling options, along with a range of large green open spaces. Westfield shopping centre and the ever trendy Askew road and Churchfield road with their selection of artisan bakeries, coffee shops, and gastro-pubs are located a short distance away. There is also easy access to the A40 trunk road into central London and Heathrow airport. CHAIN FREE!

 5

 3

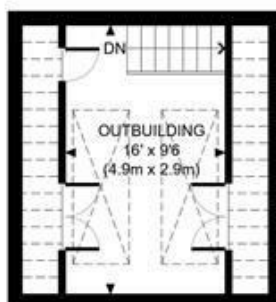
 2



Council Tax Band: G







FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 235 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 909 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 767 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 519 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 2687 SQ FT/ 250 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 2195 SQ FT/ 204 SQM

**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.

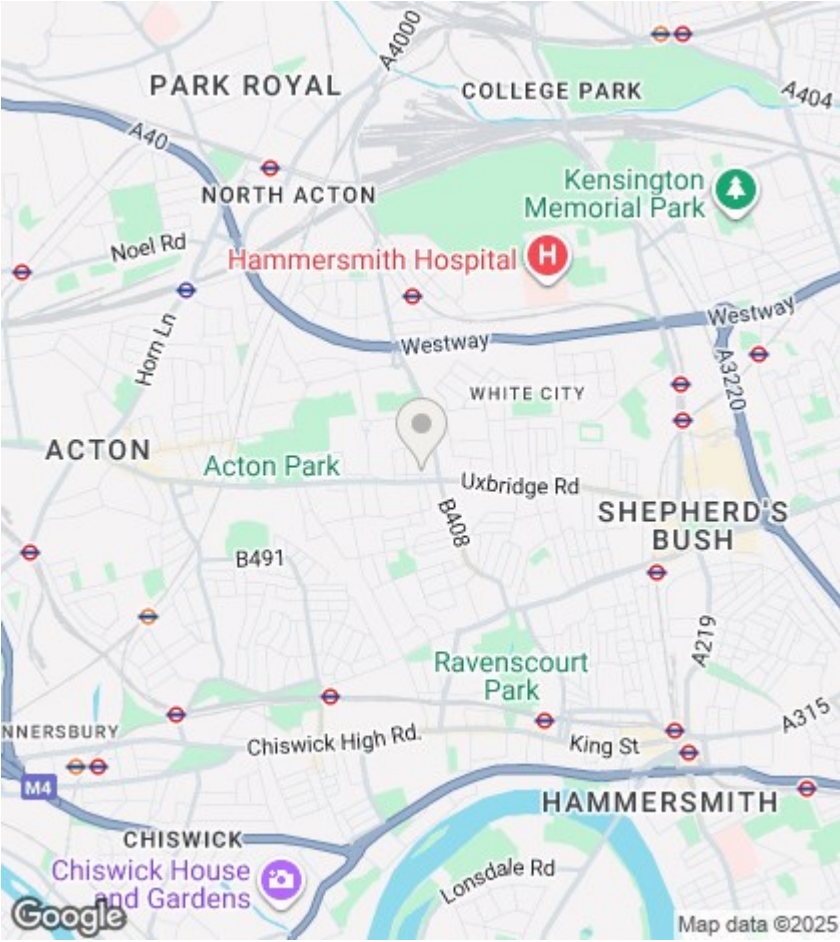
PROPERTY PHOTO PLANS







## Directions



## Viewings

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

## EPC Rating:

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>		
(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	