

Rolfe East



Gunnersbury Lane, W3

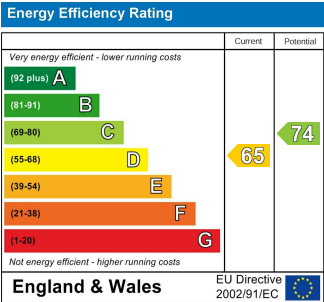
Offers In Excess Of £450,000

- Share of freehold
- Well-presented two double bedroom first-floor apartment ready to move into
- Approved planning permission for a substantial loft extension
- Private entrance with useful additional storage space
- Excellent potential to significantly increase living space and value
- Bespoke rear windows bringing in plenty of natural light

66 High Street, W3 6LE
020 8993 7755

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

- Great schooling options
- Prime Acton location close to shops, cafés, Gunnersbury Park, and local amenities
- Private bike shed storage in front patio



Viewings

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



Council Tax Band: C

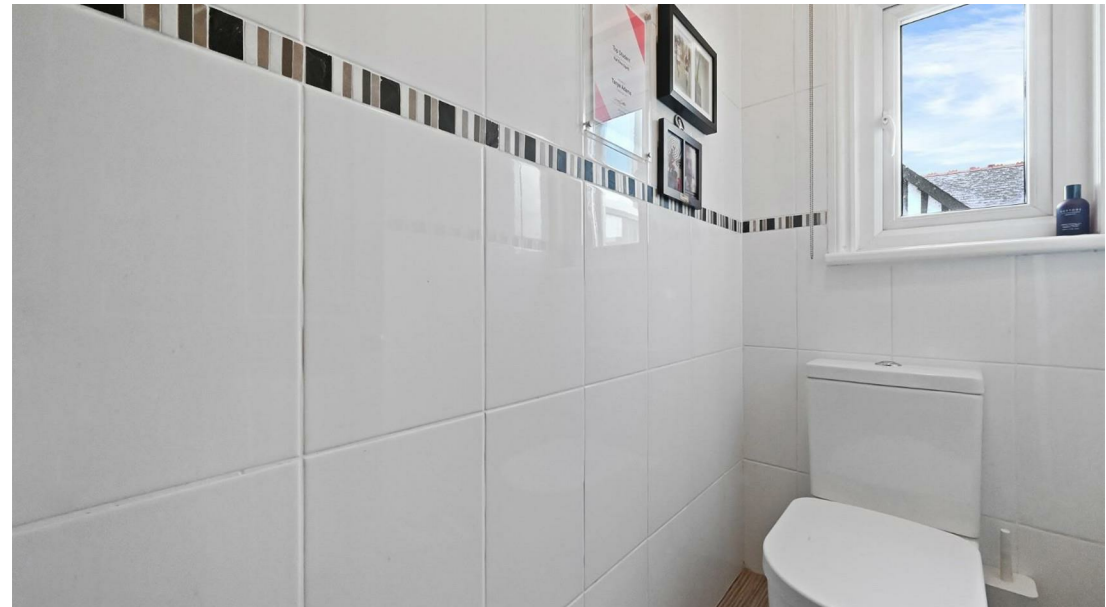
SHARE OF FREEHOLD | PLANNING PERMISSION APPROVED FOR SUBSTANTIAL LOFT EXTENSION | POTENTIAL FOR CHAIN FREE SALE

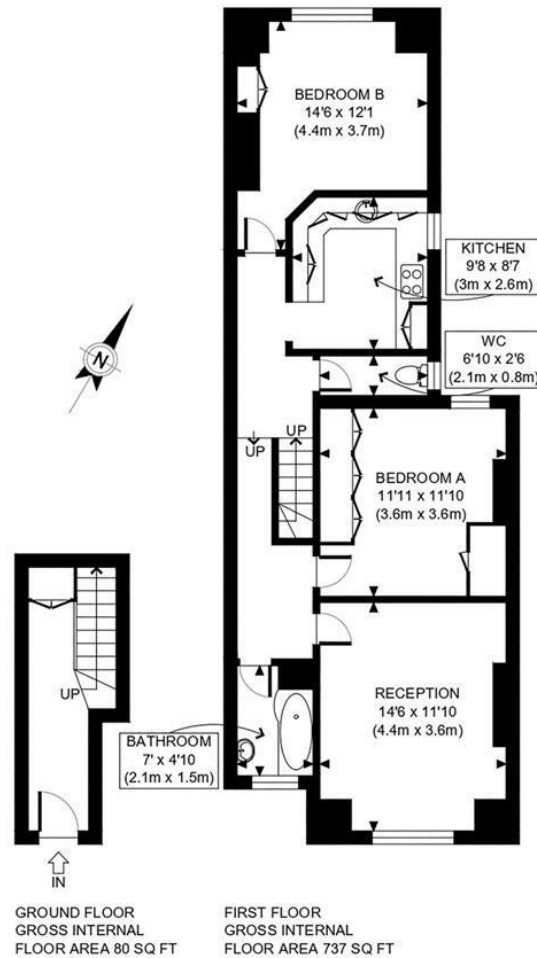
A beautifully presented first-floor end of terrace two double bedroom flat ideally positioned in the heart of Acton, offering an exciting opportunity to create a significantly larger home with approved planning permission for a substantial loft extension, maximising the potential of the demised loft. The property is ready to enjoy in its current layout while also providing fantastic scope to enhance and dramatically increase the living space. Additional benefits include a private entrance and hallway perfect for coats, shoes, buggies and extra storage, bespoke and recently installed timber-framed double-glazed rear windows, double glazing, gas central heating, and a share of freehold. The property comes with a secure bike storage shed on the front patio.

Perfectly located on Gunnersbury Lane, the property is within easy reach of Ealing Common, Ealing Broadway and the vibrant amenities of Churchfield Road, Gunnersbury Lane and Acton High Street. The much sought-after Gunnersbury Park is a 15 minute walk away. The area is also well regarded for its excellent local schools, including Twyford Church of England High School, Ark Acton Academy and St Vincent's Catholic Primary School. Excellent transport connections are nearby, including Acton Town station (Piccadilly & District lines), and the Elizabeth Line at Acton Main Line is a 20 minute walk away, along with multiple bus routes providing convenient access to Chiswick, Ealing, Hammersmith and Shepherd's Bush. Early viewing highly recommended. A superb opportunity not to be missed.









APPROX. GROSS INTERNAL FLOOR AREA: 817 SQ FT/ 76 SQM

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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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