Rolfe East







Grafton Road, Acton, W3 6PE

£435,000

- Well presented two-bedroom ground floor flat
- Long lease
- Excellent selection of shops, cafés, restaurants and gastro pubs nearby
- Private south-facing rear garden
- Sought-after and quiet residential location
- Convenient access to Acton Town and Acton Central stations
- Garage providing valuable additional storage or parking
- Walking distance to Acton Main Line (Elizabeth Line)
- Offered to the market with NO ONWARD CHAIN

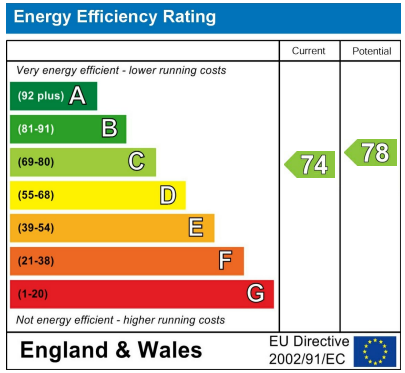
66 High Street, W3 6LE
020 8993 7755

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



Viewings

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



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Council Tax Band: C

A well presented two-bedroom ground floor flat, offering well-proportioned accommodation, a private south-facing garden, garage and the added benefit of a long lease.

Ideally positioned on a highly sought-after and peaceful residential road, this property is presented in good condition throughout and offers an excellent opportunity for both first-time buyers and investors alike.

The location is particularly appealing, being within easy walking distance of Acton Main Line (Elizabeth Line), providing convenient connections across London. The property is also ideally placed for the vibrant amenities of Churchfield Road, renowned for its trendy artisan bakeries, independent cafés, restaurants and gastro pubs, with a variety of shops and green spaces close by.

Further excellent transport links are available from Acton Town (Piccadilly and District Lines) and Acton Central (Overground), while the A40 and A406 provide easy access in and out of London.

Offered to the market with no onward chain, this is a fantastic opportunity to acquire a well-maintained home in a desirable Acton location.























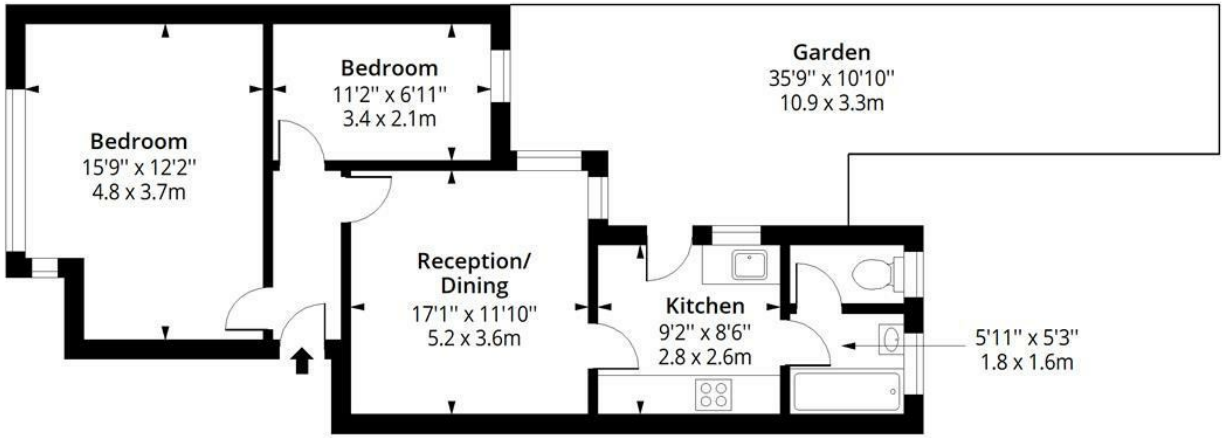






York House W3

Approx. Gross Internal Area 584 Sq Ft - 54.25 Sq M



Ground Floor

Floor Area 584 Sq Ft - 54.25 Sq M

RICS Certified Property Measurer

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: 16/11/2026

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