



**Eastfields Road, Acton, London W3 0AB**  
**Price £1,200,000 Freehold - No chain**

An attractive, extended 4-bedroom period house with accommodation arranged over three floors. Recently refurbished by the current owners to a high spec. Features include high-end fittings, engineered wood floors, down lights, built-in cupboards and shelving and double-glazing. The property has period detail including high ceilings and fireplace surround in the reception rooms. The open-plan ground floor has a stylish, made-to-measure bespoke kitchen with Xylocleaf wood, fully integrated dishwasher, Blomberg washing machine and separate dryer, Liebherr fridge and freezer, Neff oven, microwave and hob.

**First floor** - 3 bedrooms with two at the front (fitted units) overlooking the playing fields, bathroom with Duravit fittings and porcelain tiles. **Second floor** - principle bedroom with Velux window, fitted wardrobes and eaves storage. There is an en suite with shower (Duravit fittings, WC and wash hand basin).

**Outside** - the rear garden is approximately 33'6 x 19'11 with terrace and lawn (to be laid). Rear gated access. To the front, is forecourt parking.

Situated over looking **North Acton** playing fields and with good local transport links, West Acton, North Acton and Acton Main line (Elizabeth line) stations. Local schools include St Vincent's Catholic Primary and Derwent Primary Schools. **Westfield Shopping Centre** Shepherds Bush and **Ealing Broadway** both a tube ride away. Local amenities available on Horn Lane. Road links include the A40, A4 and A406.



# Eastfields Road, London, W3

Approximate Area = 1668 sq ft / 154.9 sq m

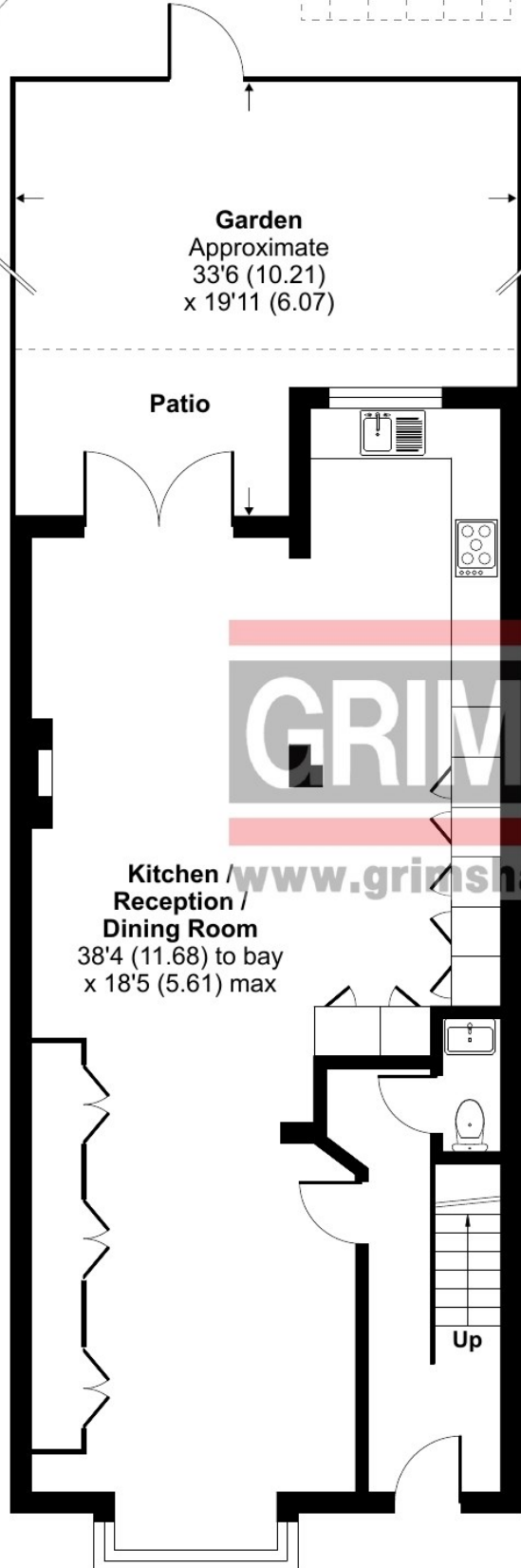
Limited Use Area(s) = 110 sq ft / 10.2 sq m

Total = 1778 sq ft / 165.2 sq m

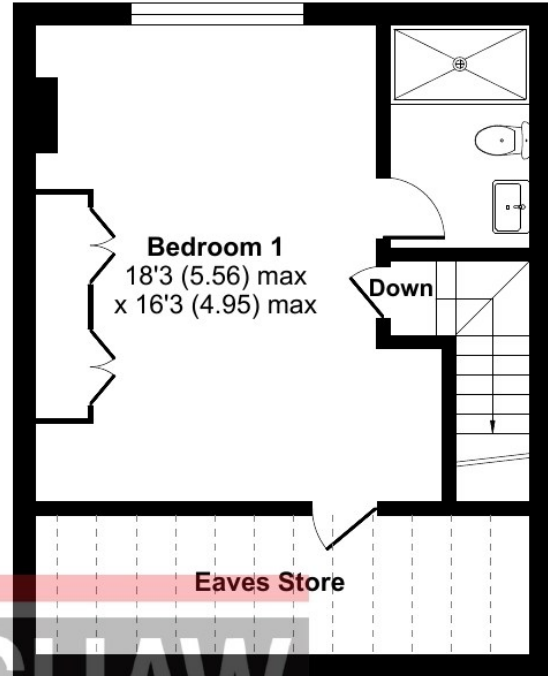
For identification only - Not to scale



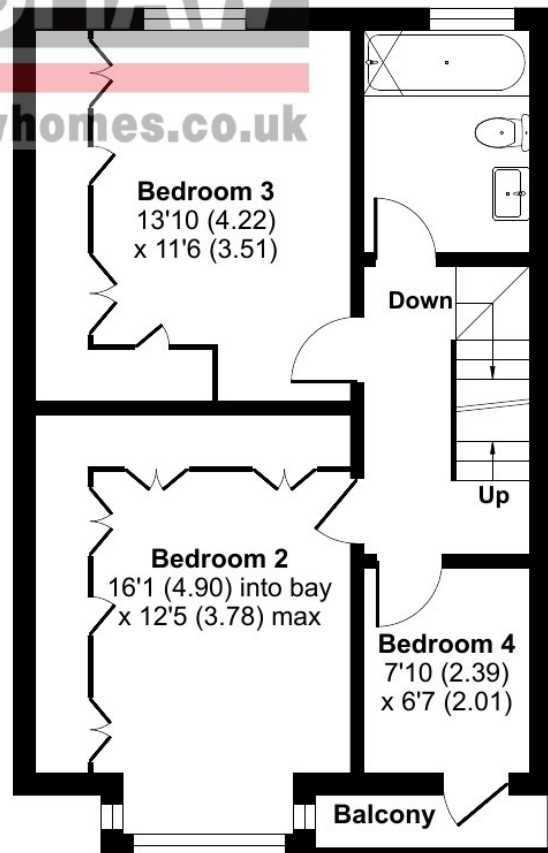
Denotes restricted head height



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

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EPC Rating = C

Council tax band = F (£2,814.27 for 2024-2025)

Local authority: London Borough of Ealing

Parking: Forecourt parking: Controlled Parking Zone - CPZ CC (Gypsy Corner)

Accessibility: Staircase

Connected services and utilities: mains gas (central heating boiler and radiators), electricity

Surface water 'Low' - means between 0.1% and 1% chance of a flood each year.

Rivers and sea 'Very low'- means less than 0.1% chance of a flood each year

We understand the current owners have fitted a new boiler, new plumbing and the house has been rewired. Paperwork available from the vendor.

All subject to confirmation

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

11.02.2025 Ref: 9918

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

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