



## FABULOUS OPPORTUNITY WITH A WEST FACING GARDEN AND GRAND PROPORTIONS

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HEATHFIELD ROAD,  
LONDON W3 8EL

Freehold

savills



## SEMI-DETACHED PERIOD FAMILY HOUSE WITH A GLORIOUS GARDEN OFFERING SUPERB POTENTIAL

HEATHFIELD ROAD, LONDON W3 8EL

**Freehold**

6 bedrooms ♦ 2 reception rooms ♦ dining room ♦ kitchen ♦  
2 bathrooms ♦ 2 cloakrooms ♦ studio ♦ garden ♦ 326.5 sq  
m (3,588 sq ft) ♦ EPC rating = F

### Situation

Heathfield Road is one of three roads that make up the once famous Mill Hill Park Estate. The now conservation area offers tree lined street's with its peaceful atmosphere. Despite enjoying the tranquil atmosphere of a suburban residential area, occupants are just a short walk to Acton Town underground station and have a quick route to the A40/M4. Getting to Acton Town centre is simple as are Hammersmith and Chiswick.

There are two popular primary schools close by – The sought-after Ark Priory and the ever-popular Berrymede Primary School. Acton College and Acton High School are only a short walk, making this area highly popular with families. Residents benefit from fantastic green spaces, with Gunnersbury Park and Mill Hill Gardens nearby.

### Description

Located on a very popular residential street is this wide semi-detached period family house with a glorious garden offering superb potential.

As you enter the house, the bright open hallway gives you an immediate idea of the space and successful proportions that are enjoyed throughout the property. At the front of the house is a grand reception room with high ceilings and two large windows creating an abundance of natural light. Adjacent to this is a dining room with double doors out to the garden. The kitchen and a further reception room provides great entertaining space which can be accessed via the dining room and the hallway.

The lower floor houses a large amount of storage, a utility area and access out to the garden. The secluded walled garden is a real feature of the property with a large studio at the back. The garden can also be accessed via the side return through a gate at the front.

The first floor provides three large bedrooms, a family bathroom and a separate cloakroom. The second floor houses three bedrooms and a bathroom.

The house boasts plenty of charming period features and any incoming buyer will have the opportunity to upgrade and renovate the house to their own style.

### Viewing:

Strictly by appointment with Savills









## Heathfield Road, W3

Approximate Gross Internal Area 333.3 sq m / 3588 sq ft  
(Including Reduced Headroom)

Approximate Gross Internal Area 326.5 sq m / 3514 sq ft  
(Excluding Reduced Headroom)

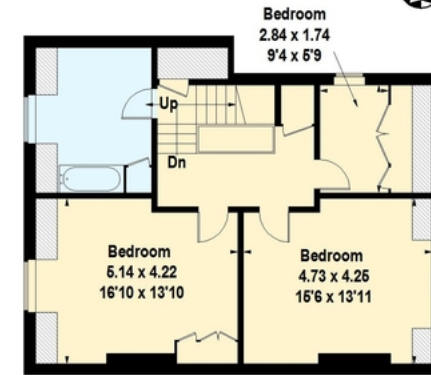
Excluding Studio 43.8 sq m / 472 sq ft

For identification only. Not to scale.  
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 = Reduced headroom below 1.5 m / 5'0"



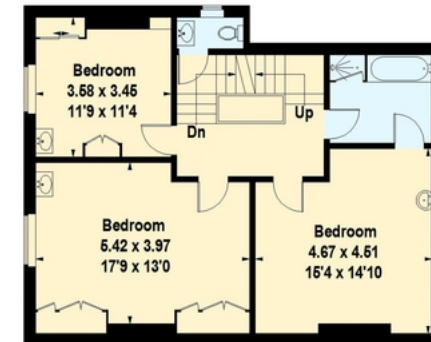
Lower Ground Floor



Second Floor



Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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