



Avenue Crescent, W3

£2,750,000 *Freehold*

7  2  3 

A substantial seven-bedroom detached family home extending to approximately 4,705 sq ft, set within a generous plot in a sought-after Acton location. Offering well-proportioned accommodation over several floors, the ground floor comprises a spacious kitchen and dining area, separate sitting room, large cloakroom, and walk-in pantry. An impressive and substantial seven-bedroom detached family home, offering generous and versatile accommodation over several floors, together with a private garden of approximately 3,200 sq ft and significant further potential.

KEY FEATURES

- Detached
- 7 bedrooms
- 3 bathrooms
- WC
- Basement
- Large garden



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The ground floor provides excellent entertaining and family space, including a large cloakroom and spacious walk-in pantry/second kitchen. The upper floors offer seven double bedrooms and three bathrooms, with the principal double bedroom benefiting from an ensuite bathroom and dressing room.

The lower ground floor provides a wealth of additional space, including a large laundry room, separate pool table room and extensive storage. There is also planning permission for a separate three-bedroom flat within the basement, offering considerable potential for additional accommodation or future use. The substantial private rear garden is approximately 3,200 sq ft and provides a good balance of lawn and planted areas, with ample space for outdoor dining, entertaining and family enjoyment. To the rear is a separate garden studio incorporating a sauna, together with a garden shed and spacious motorbike shed with direct access to the garden.

LOCATION

Ideally located for Acton's excellent transport connections, Acton Town Underground Station is approximately 0.2 miles away, with South Acton and Acton Central stations also within easy reach. A selection of schools and local amenities are nearby.

A rare opportunity to acquire a substantial detached family home offering exceptional space, a generous private garden and exciting potential for further accommodation





MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Avenue Crescent, W3

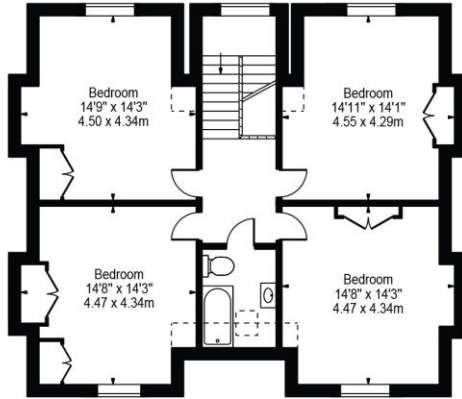
Approx. Gross Internal Area 4705 Sq Ft - 437.11 Sq M

(Including Restricted Height Area & Excluding Sauna)

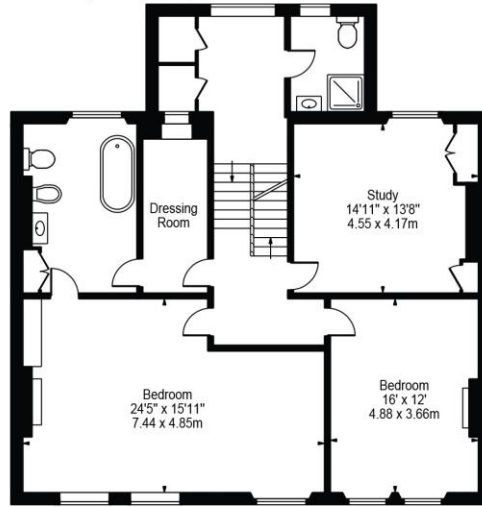
Approx. Gross Internal Area 4675 Sq Ft - 434.32 Sq M

(Excluding Restricted Height Area & Sauna)

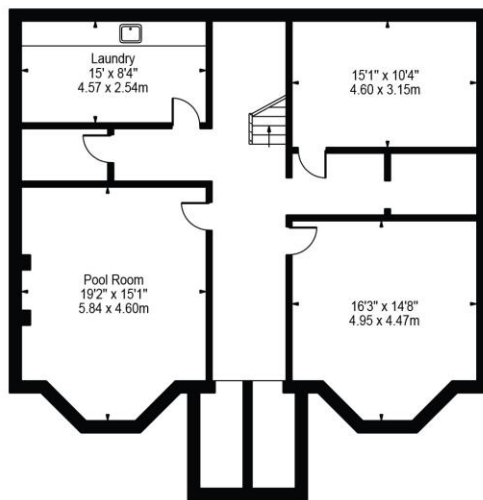
Approx. Gross Internal Area Of Sauna 43 Sq Ft - 4.04 Sq M



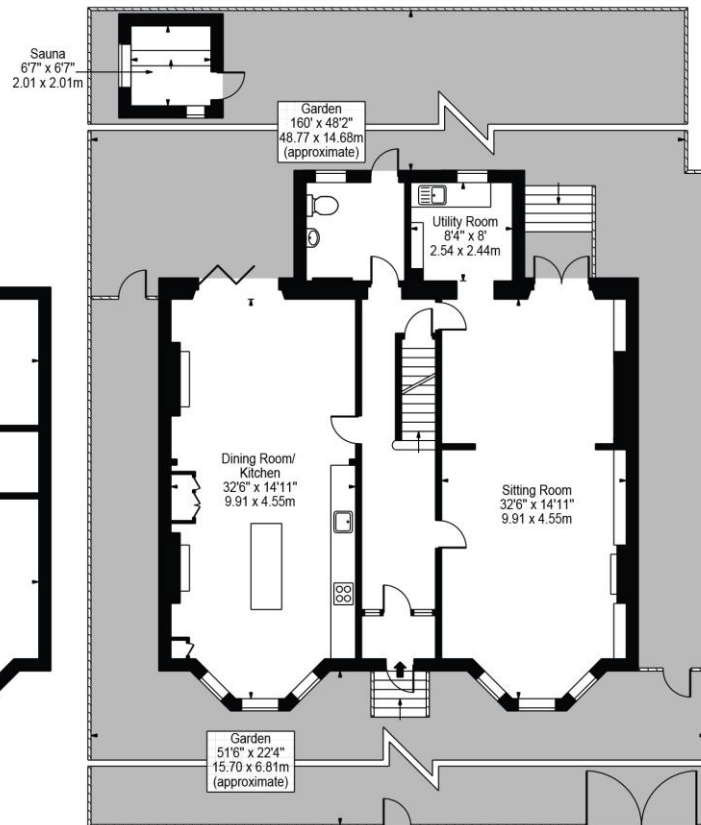
Second Floor



First Floor



Cellar



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.