



Emanuel Avenue, W3

£1,699,999

An imposing and meticulously renovated semi-detached, Edwardian family home situated on a quiet residential street close to the future Acton Crossrail Station (Acton Mainline) and to the popular Poets Corner.



This stunning home features a wide and completely redecorated hall with hardwood parquet flooring throughout that leads first into a stylish front reception with a gas fire and then onto a bright, south-facing, open-plan family kitchen/diner at the rear. This high-spec and modern space then opens out onto a south-facing garden with a custom-built home office with bathroom - ideal for home working. The downstairs also has been cleverly designed to contain a utility and boot-room with downstairs W/C.

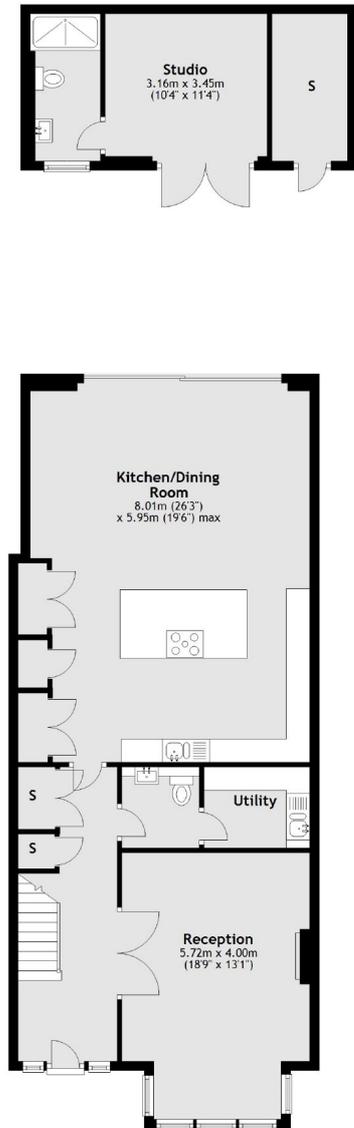
Upstairs there are four double bedrooms. The rooms consist of a master-room thoughtfully modernised to include two walk in wardrobes and an en-suite bath and shower/steam room and the second bedroom to include both floor to ceiling bespoke storage and its own en-suite bathroom also. The loft space has been cleverly extended to include two double rooms and an additional bathroom to serve this floor.

Emanuel Avenue is within 200 metres of Acton Mainline (future Crossrail) and half a mile of Acton Central and the shops and amenities of Churchfield Road.

- Edwardian • Immaculately Renovated • Home-Office •
 - South-Facing Garden • Open-Plan • Off-Street Parking •
-



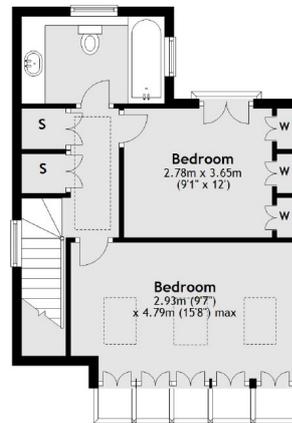
Ground Floor



First Floor



Second Floor



Main area: Approx. 201.3 sq. metres (2166.2 sq. feet)
 Plus outbuildings, approx. 21.3 sq. metres (229.6 sq. feet)

Robertson Smith & Kempson Acton Sales
 137 High Street, Acton,
 London, W3 6LY
 020 8896 3996
actonsales@robertsonsmithandkempson.co.uk

Energy Rating: E. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.