



ACTON LANE, LONDON, W4
£2,950,000

Carter Jonas

ACTON LANE, LONDON, W4

This exceptional five-bedroom home has undergone a comprehensive back to brick refurbishment, seamlessly combining restored period features with high-end modern design, engineering and technology.

The stunning and spacious light filled kitchen features a bespoke Shaker cabinetry, Dekton worktops, an induction hob, brass Corston handles and a large. Two large skylights flood the space with natural light, one operated electronically, while Crittall doors, sliding hallway doors and a beautifully refurbished original stained-glass window/door connecting the kitchen to the large reception benefitting from 3-metre-high ceilings.

Throughout the ground floor, there is full underfloor heating, fully insulated floors and engineered oak flooring (used throughout the house, excluding bathrooms). Original details include refurbished stained-glass windows, a restored banister and sliding reception room doors.

The home offers four luxurious bathrooms, all finished with Mandarin Stone tiles and Corston sconces, while the master bathroom includes a Lusso double vanity. Each bedroom is fitted with new Victorian-style cast iron column radiators.

The rear garden is tiled with Mandarin Stone and offers rare street access to Ravenscroft Road, ideal for parking and practical EV charging. A high-quality louvred pergola provides year-round, weather ready outdoor living.

Structurally, the property has been completely rebuilt and futureproofed: a new roof and roof structure, full loft rebuild, extensive structural steelwork exceeding building regulations.

AMENITIES

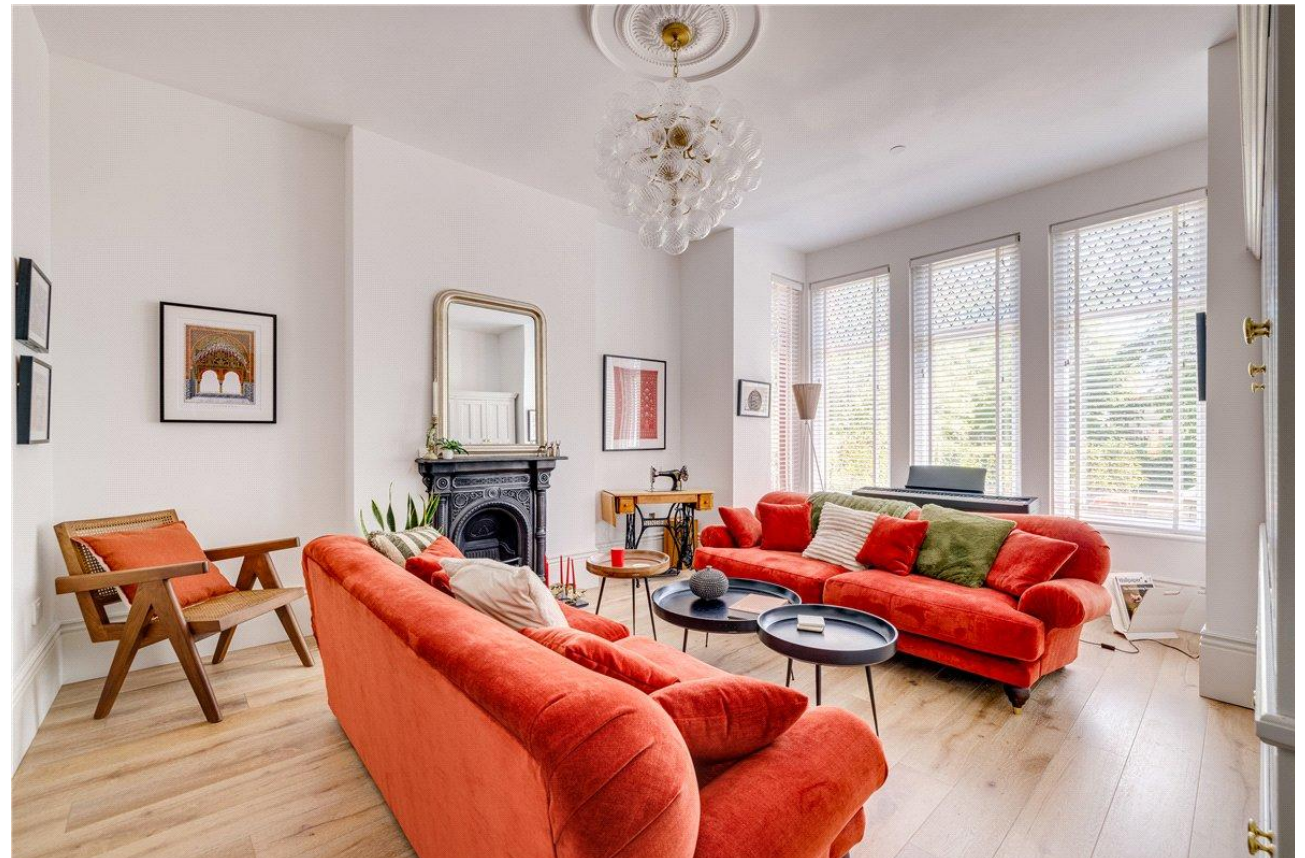
- Turnkey family home
- Fantastic living space
- Light and airy kitchen
- Wonderful views

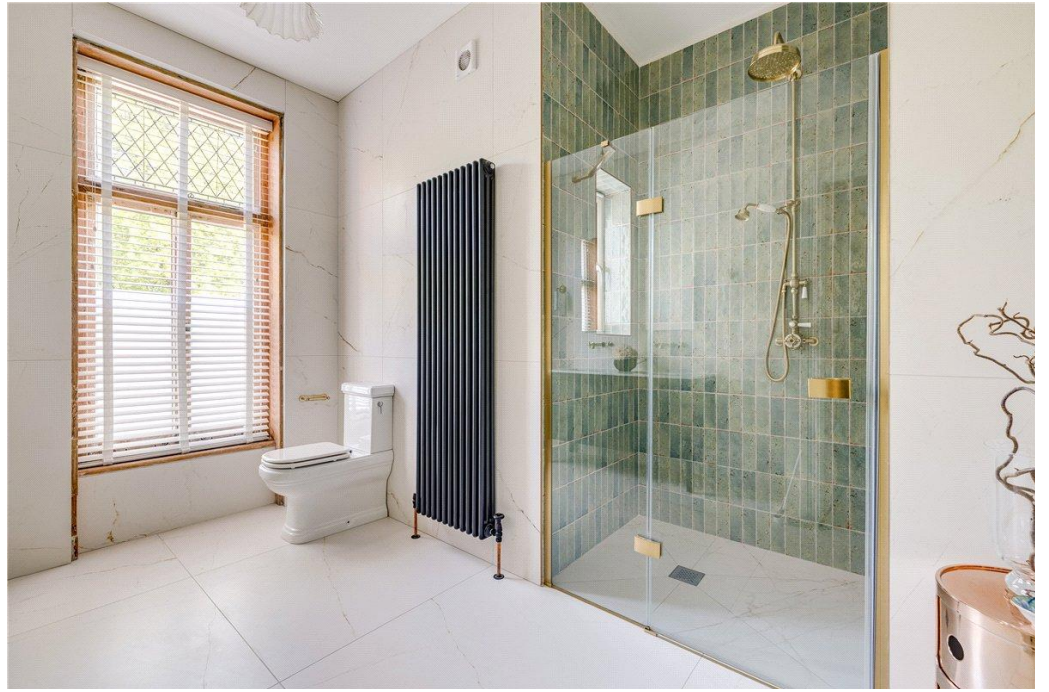
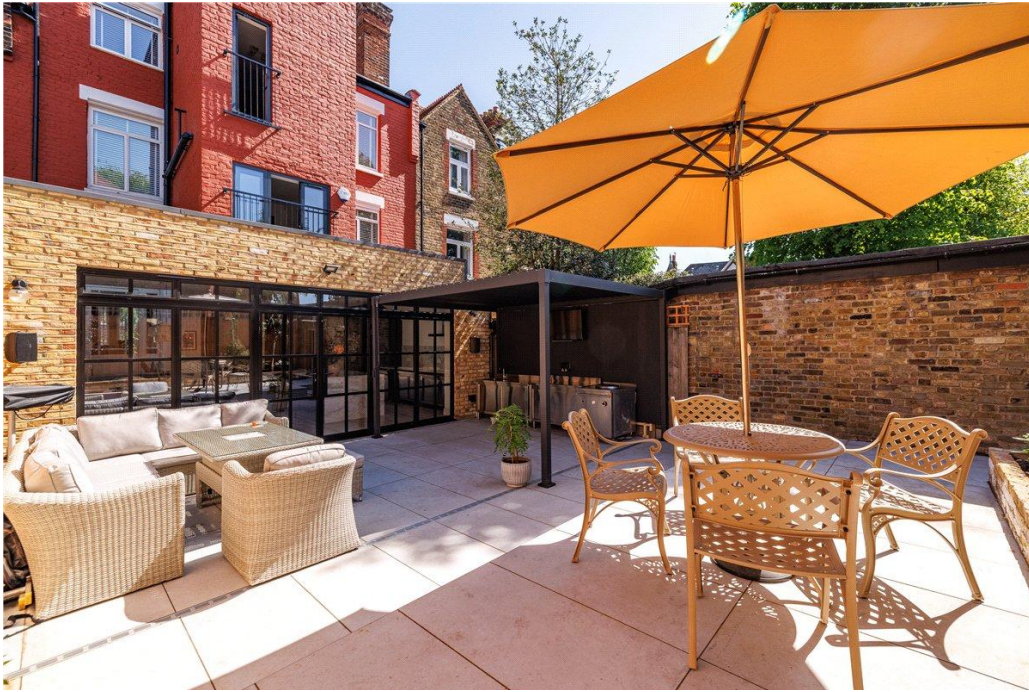
TENURE Freehold

LOCAL AUTHORITY London Borough of Ealing

EPC BAND B

A BEAUTIFULLY RESTORED AND STRUCTURALLY FUTUREPROOFED FAMILY HOME SET OVER 3500SQFT, WHERE PERIOD ELEGANCE MEETS MODERN ENGINEERING, IN A HIGHLY CONVENIENT AND WELL-CONNECTED LOCATION.



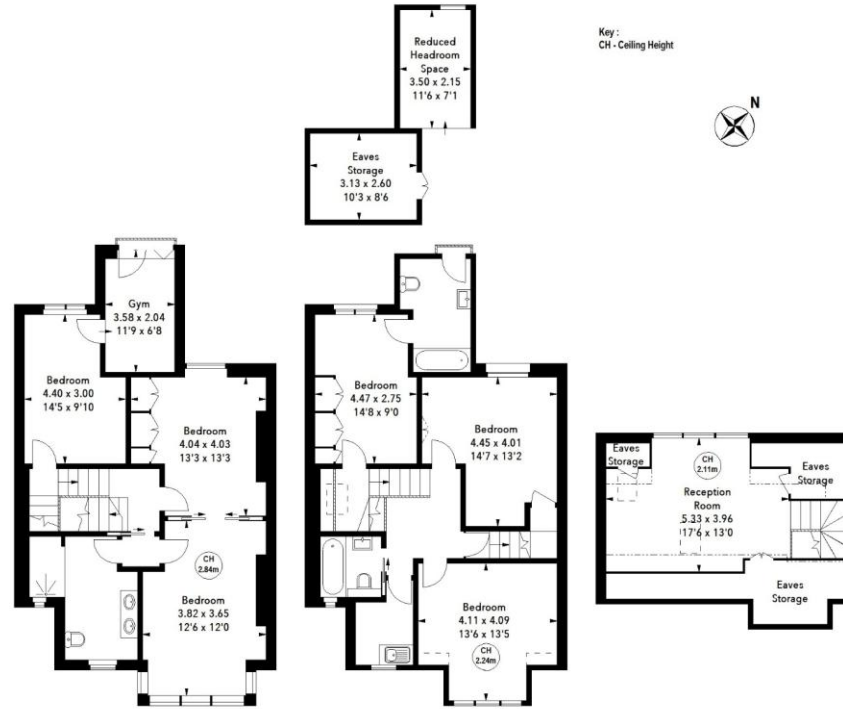




Lower Ground Floor
Approx. 48.03 sq m / 517 sq ft

Ground Floor
Approx. 98.75 sq m / 1063 sq ft

Acton Lane, W4
Approximate Area = 342.24 sq m / 3684 sq ft
(Including Eaves Storage & Reduced Headroom Space)
Eaves Storage = 20.90 sq m / 225 sq ft
Reduced Headroom Space = 7.34 sq m / 79 sq ft



First Floor
Approx. 72.37 sq m / 779 sq ft

Second Floor
Approx. 87.32 sq m / 940 sq ft

Third Floor
Approx. 35.02 sq m / 377 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	85 B

Southfields 020 7518 3260

southfields.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.