

**Location:**

Ashfield Road is a quiet residential road located close to the amenities of Acton and Shepherd's Bush. Both Acton Central and Acton Main Line stations are close by for links to and from central London.

**Key points:**

- Freehold detached house
- 1,397 sqft
- Off street parking
- New Build
- ICW warranty for 10 years
- 2 Bathrooms
- Downstairs W/C
- Utility room
- Underfloor heating throughout
- No onward chain

# Do Better:

**Acton**

sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600



**Ashfield Road**  
Approximate Gross Internal Area = 129.8 sq m / 1397 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

**Offers In Excess Of £1,000,000**

**Ashfield Road, London W3 7JJ**

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms

The current owner says:

**The house benefits from off street parking, two bathrooms and a 10 year ICW buildings warranty.**

An exceptional three-bedroom, two-bathroom new build detached freehold home extending to 1,397 sq ft, situated on the quiet and highly desirable Ashfield Road. This beautifully presented property offers a perfect balance of modern design and timeless elegance, having been thoughtfully designed throughout with meticulous attention to detail and high-quality bespoke finishes.

The heart of the home is a bright and spacious open-plan kitchen, living, and dining area, flooded with natural light. Elegant herringbone flooring runs throughout, while the Italian-designed kitchen features sleek quartz worktops and premium Siemens appliances, creating a stylish yet highly functional space for both everyday living and entertaining. This area flows seamlessly onto a private patio, with steps leading up to a beautifully landscaped private garden.

On the raised ground floor, the principal bedroom benefits from fitted wardrobes, elegant panelled walls, and a contemporary en-suite bathroom, combining comfort, luxury, and smart storage solutions. The second bedroom is a generous double, while the third is also well-proportioned, making it ideal for guests, family living, or flexible use such as a nursery or additional workspace. The bathrooms are finished to a high standard, featuring contemporary fittings and a clean, minimalist design.

Additional features include bespoke TV joinery units, built-in hallway storage, handcrafted tiling enhancing the entrance, a separate office, a utility room with a downstairs W/C, and the added benefit of off-street parking.

**What's better:**

**A luxury three-bedroom, two-bathroom new-build detached freehold house with off-street parking and a private garden.**

