

**Location:**

The property is a 7 minute walk from the new Crossrail station at Acton Mainline Station and a few minutes walk to Churchfield Road, offering a great selection of boutique shops, bars and restaurants.

**Key points:**

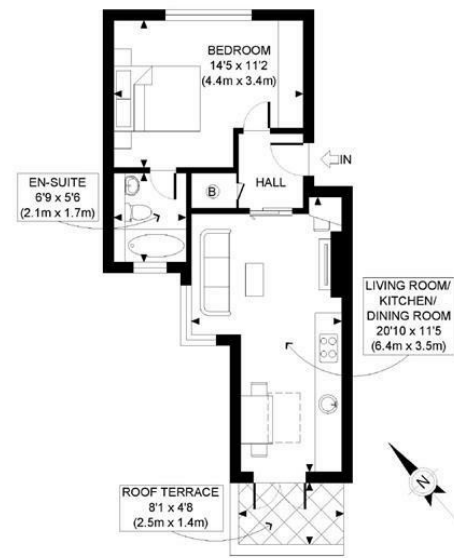
- HELP TO BUY
- 1 bedroom
- South facing roof terrace
- Stone worktops
- Bosch appliances
- ICW Warranty

# Do Better:

**Acton**  
sales@astonrowe.co.uk

103 Churchfield Road,  
Acton, London, W3 6AH

020 8992 3600



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 421 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 421 SQ FT/ 39 SQM

**PROPERTY PHOTO PLANS**.co.uk  
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

## Asking Price £439,950

## Grafton Road, London W3 6PE

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms





Backed by  
HM Government

HELP TO BUY AVAILABLE!

YORK HOUSE LOFTS a boutique new development of just six luxurious apartments, delivered by a leading local developer. Each apartment is finished to the highest specification, and offers style, sumptuous design, and everything you need for a busy lifestyle.

For your comfort and convenience, the apartments have been designed full of technical innovations. Included are modern video intercom systems so you can see who is outside before you give them access, and you can also use your mobile to keep your apartment at an optimum temperature via the NEST thermostat. To make sure you never run out of charge, all rooms have USB sockets. For those who like to unwind with a movie or enjoy watching sport, SKY+ is available.

Relax and unwind after a long day and enjoy a spot of al-fresco dining on your private balcony or entertain friends, entranced by your stunning Crittall doors, designed to impress your guests.

Every detail has been considered with a design-led approach throughout. Contemporary fitted kitchens come with integrated appliances including Bosch ovens and hobs, integrated dishwashers, tall fridge freezers and stone worktops and splashbacks. The modern bathrooms offer neutral tones, fully tiled throughout with a bespoke, oak mirrored vanity cabinet and Cross Water brass fittings and under floor heating.


The current owner says:


The apartments benefit from a south facing roof terrace and come with ICW 10 year structural defect warranty.

 Flat - Purpose Built

 1 Reception Rooms

 1 Bedrooms

 Parking

 Private Garden

What's better:

A fantastic one bedroom apartment in  
W3.

