

Location:

Only moments away from Acton Mainline station, which is due to benefit from cross rail service in 2022/2023 and close to Acton Central. Also offering direct access to the A40, M4 and M25.

Key points:

- 3 bedrooms
- Huge entrance
- 1,045 sqft
- 2 bathrooms
- New build

Do Better:

Acton
sales@astonrowe.co.uk

103 Churchfield Road,
Acton, London, W3 6AH

020 8992 3600

Aston Rowe



Asking Price £695,000

Emanuel Avenue, London W3 6JG

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



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ONE STOP SHOP FOR PROPERTIES 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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



The current owner says:

Located moments from the new Acton Main Line Crossrail station, this property is in the heart of Acton and is a short walk to the Central, District & Piccadilly tube lines.

This stunning three bedroom second floor new build apartment moments from Acton Main Line station offering over 1,045 sqft of internal space. Forming part of a luxury new development in an imposing, semi detached period building, this property is offered as part of a collection of recently refurbished and converted properties by a local developer. The apartment benefits from an open plan kitchen/diner and offering three double bedrooms, with the master bedroom having an en-suite bathroom. Offered to the market with a share of freehold and is offered with no onward chain!

EMANUEL AVENUE is an exceptional collection of 4, two and three bedroom apartments in an elegantly designed period building. The interiors have been created to an exceptional standard throughout. The kitchens offer Quartz worktops, engineered wood flooring, Bosch integrated appliances and media communications are served by CAT6 wiring. Impressive bathrooms include contemporary but modern marble floor tiles or a high quality Victoria Metro wall and Berkeley floor tile, and each benefit from top of the range fixtures and fittings including wall mounted hung basins. Each apartment benefits from video entry phone system, high quality joinery in each bedroom providing ample storage space and the development benefits from a 10 year build warranty.

Situated on a premier residential road in Acton, the property is a stones throw from the new Crossrail station and a few minutes walk to Churchfield Road, offering a great selection of boutique shops, bars and restaurants.

-  Flat - Conversion
-  1 Reception Rooms
-  3 Bedrooms
-  Parking
-  Private Garden

What's better:

A fantastic three bedroom apartment in W3.

