

**Location:**

Creswick Road is located close to the amenities of Acton and Ealing. Both Acton Central and Acton Main Line stations are close by for links to and from central London.

**Key points:**

- 3 bedrooms
- Estimated completion 12 weeks
- New build
- Private garden
- 969 sqft
- Fantastic finish throughout
- Walking distance to Acton Mainline
- 3 bathrooms

# Do Better:

**Acton**

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103 Churchfield Road,  
Acton, London, W3 6AH

020 8992 3600



**Asking Price £750,000**

**Creswick Road, London W3 9HG**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- 1 Reception Rooms
- 3 Bedrooms
- 3 Bathrooms



## The current owner says:

The property is a 13 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.

A stunning newly built, three bedroom, three bathroom garden apartment, situated on the lower ground floor of this exciting new development and finished to a high standard throughout. Apartment 1 is set over 969 sqft and comes with access not only to private outside patio, but to a large private rear garden as well. There is also bike storage and access to a communal garden with planting throughout. Moments from the vibrant café culture of Churchfield Road and a great selection of boutique shops, bars and eateries. The property is a 13 minute walk from the new Crossrail station/Elizabeth Line at Acton Mainline Station.

The cross rail estimated train times from Acton Mainline station when opened in Autumn 2022 are:

- Bond Street - 9 minutes.
- Tottenham Court Road - 11 minutes.
- Liverpool Street - 16 minutes.
- Stratford Station - 25 minutes.
- Canary Wharf Station - 23 minutes.
- Heathrow - Between 18 minutes - 26 minutes for T2/3/4 and 5.
- Reading Station - 46 minutes.


This new build development consists of a minimalistic design to enhance the spacial outlook, crittle doors to elevate an open feel and style, and sunken gardens terraces to provide a perfect getaway from the hectic city life. Find yourself enjoying the best of both worlds as you experience the fast pace city

 Flat - Purpose Built

 1 Reception Rooms

 3 Bedrooms

 Parking

 Private Garden

## What's better:

A stunning 3 bedroom, 3 bathroom garden apartment in W3.

