

Location:

Birkbeck Road is a quiet residential street, a short walk from Churchfield Road's many independent shops, cafes and restaurants. Transport links include Acton Main Line for the Elizabeth Link, Acton Central (London Overground) and Acton Town (District and Piccadilly line).

Key points:

- Two bedrooms
- Two bathrooms (one en-suite)
- Newly converted in 2016
- Set within an attractive period building
- Private east-facing garden
- Share of freehold
- No onward chain

Do Better:

Acton

sales@astonrowe.co.uk

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

020 8992 3600



Birkbeck Road

Approximate Gross Internal Area = 60.8 sq m / 655 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2014 (ID138310)

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		1	1
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		1	1
EU Directive 2002/91/EC			

£575,000

Birkbeck Road, London W3 6BQ

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



A beautifully presented two bedroom ground floor garden flat located off the popular Churchfield Road in Acton.

The property benefits from its own private entrance and offers two double bedrooms, two bathrooms (one en-suite), a bright and spacious open-plan kitchen/living area and an east-facing garden.

The current owner says:

The property is in a great location for the local shops, schools, parks and transport links.

What's better:

A beautifully presented two bedroom ground floor garden flat in W3..

