

**Location:**

Situated in Lynton road a short walk from the transport conveniences of Acton Main Line, and North Acton for underground access. There are a number of local shops and eateries nearby, while the A40 and M4 are nearby for road communications.

**Key points:**

- Two bedrooms
- Split-level apartment
- Large private garden
- Access to a shed to the rear
- Balcony off the main bedroom
- 11 Minutes walk to Acton Main Line
- Share of Freehold
- Off-street Parking
- Attic for storage

# Do Better:

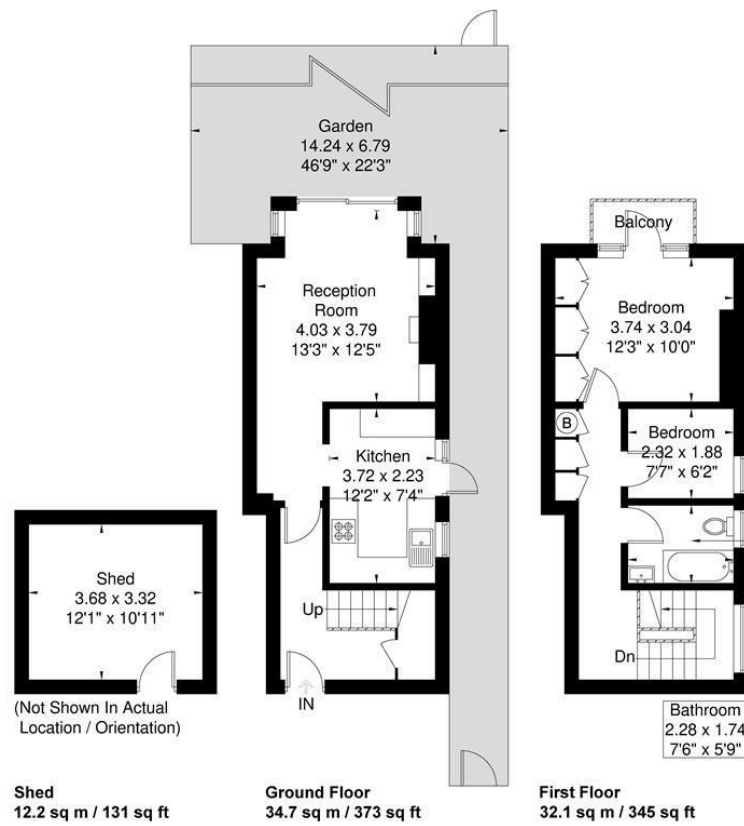
**Acton**  
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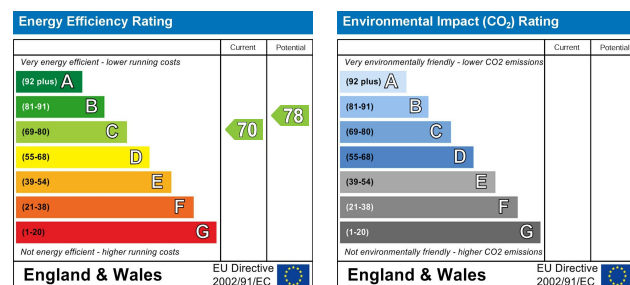
**Lynton Road**  
 Approximate Gross Internal Area = 66.8 sq m / 718 sq ft  
 Shed = 12.2 sq m / 131 sq ft  
 Total = 79 sq m / 849 sq ft



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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**Asking Price £575,000**

**Lynton Road, London W3 9HL**



- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

**The property benefits from a share of freehold, private garden & off street parking.**

A beautifully presented two Bedroom split-level garden flat with off-street parking and walking distance of local shops and the Elizabeth line. The ground floor offers a modern kitchen, with a large lounge with floor to ceiling sliding doors leading out to the garden.

The second floor offers two bedrooms and the family bathroom with built in wardrobes in the hallway maximising storage. The main bedroom also benefiting from built in wardrobes and a small balcony. There is also access for loft storage.

Benefits include a share of freehold, off-street parking, a large private garden with access to to the rear with a private shed perfect for storage.

Lynton Road is located within a 8 minute walk of Acton Main Line and the estimated train times from Acton Mainline station 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.

### What's better:

**A beautifully presented two bedroom, split-level garden flat set on a quiet residential road, walking distance to local shops and the Elizabeth Line.**

