

**Location:**

Heathfield Road is quiet tree-lined road, moments from Acton Town Piccadilly and District Line stations Residents are a short walk from the shops, bars, and restaurants of Churchfield Road, and the vibrant Chiswick High Road.

**Key points:**

- Two bedroom flat
- Top floor period conversion
- 878 Sq.ft / 81.7 Sq.m
- Off-street parking
- Share of freehold
- Close to transport links (including Crossrail, Piccadilly and District Lines)

# Do Better:

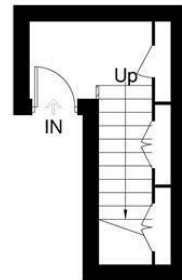
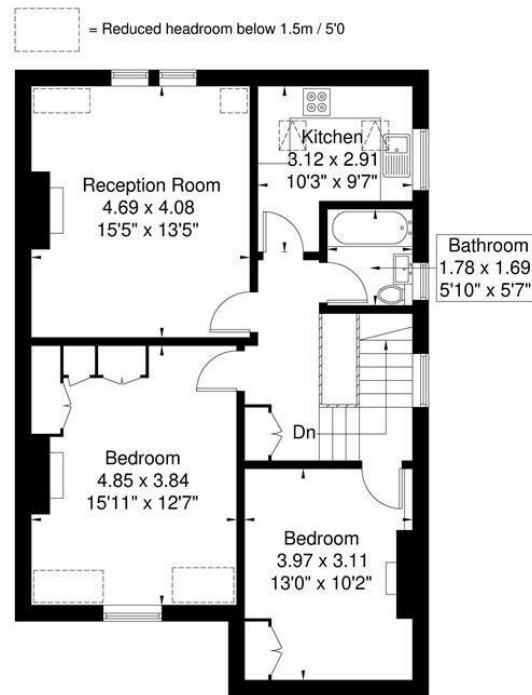
**Acton**

sales@astonrowe.co.uk

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

020 8992 3600

**Heathfield Road**  
Approximate Gross Internal Area = 79.2 sq m / 852 sq ft  
Reduced Headroom = 2.5 sq m / 26 sq ft  
Total = 81.7 sq m / 878 sq ft



**First Floor**  
8 sq m / 86 sq ft

**Second Floor**  
71.2 sq m / 766 sq ft  
Reduced Headroom  
2.5 sq m / 26 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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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		67	75
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	



**Offers Over £575,000**

**Heathfield Road, London W3 8EL**

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

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

A beautifully presented two-bedroom top floor flat located in the popular Mill Hill Conservation area in Acton.

The property is positioned on the second and top floor of an attractive period building and comprises of two double bedrooms, a family bathroom, modern kitchen and a bright and spacious front reception room.

Further benefits are one allocated off-street parking space, ample storage and a share of the freehold.

Heathfield Road is a beautiful tree-lined street in the Mill Hill Conservation area. The street is very quiet and features a mix of stunning architecture. The property is moments from Acton Town Piccadilly and District Line stations and is also very well connected for the motorists with easy access to the A406, A40/M40 and A4/M4. Residents are a short walk from the shops, bars, and restaurants of Churchfield Road, and the vibrant Chiswick High Road is close by.

**What's better:**

**A beautifully presented two-bedroom top floor flat located in the popular Mill Hill Conservation area in Acton.**

