Location:

Located within a quiet residential area, the house is just moments away from the open green space of North Acton Playing Fields. The property is nearby to both the Elizabeth & Central Line.

Key points:

- Two bedrooms
- First floor flat
- 714 sq.ft / 66 sq.m
- Private balcony
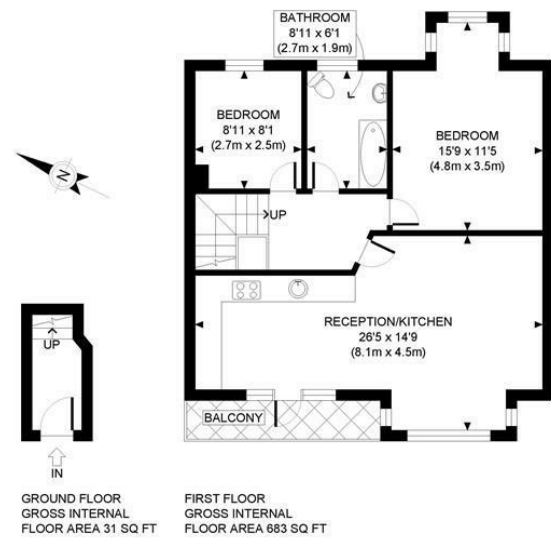- Freehold interest
- No onward chain

Do Better:

Acton

sales@astonrowe.co.uk

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

020 8992 3600

Aston Rowe

£525,000

Eastfields Road, London W3 0AE

1 Reception Rooms

2 Bedrooms

1 Bathrooms

Floor Plan

BATHROOM
8'11 x 6'1
(2.7m x 1.9m)

BEDROOM
8'11 x 8'1
(2.7m x 2.5m)

BEDROOM
15'9 x 11'5
(4.8m x 3.5m)

UP

RECEPTION/KITCHEN
26'5 x 14'9
(8.1m x 4.5m)

UP

BALCONY

IN

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 31 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 683 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 714 SQ FT/ 66 SQM

PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. 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		72
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

A bright and spacious two bedroom first floor flat with beautiful views over North Acton Playing Fields.

The property comprises two bedrooms, family bathroom, and open-plan kitchen/living area with access to a private balcony. The living area and balcony offers lovely views over North Acton Playing Fields.

The property also offers potential to extend (stpp).

Other benefits include on-street parking, private entrance, freehold interest and no onward chain.

Located within a quiet residential area, the property is just moments away from the open green space of North Acton Playing Fields. Commuters benefit from being within easy reach of Acton Main Line station (Elizabeth Line) as well as North Acton and West Acton stations (Central Line) whereas motorists can easily get into Central London via the A40 Westway.

What's better:

A bright and spacious two bedroom first floor flat with beautiful views over North Acton Playing Fields.