

**Location:**

Messaline Avenue is a quiet residential road located close by to the amenities of Churchfield Road, with both Acton Central and Acton Mainline Station within short walking distance.

**Key points:**

- 4 Bedrooms
- 4 Minute walk to Elizabeth Line
- 3 Bathrooms
- Quite tree lined road
- 1,900+ Sqft
- Great family home
- Walking distance to Churchfield Road
- 41ft private garden

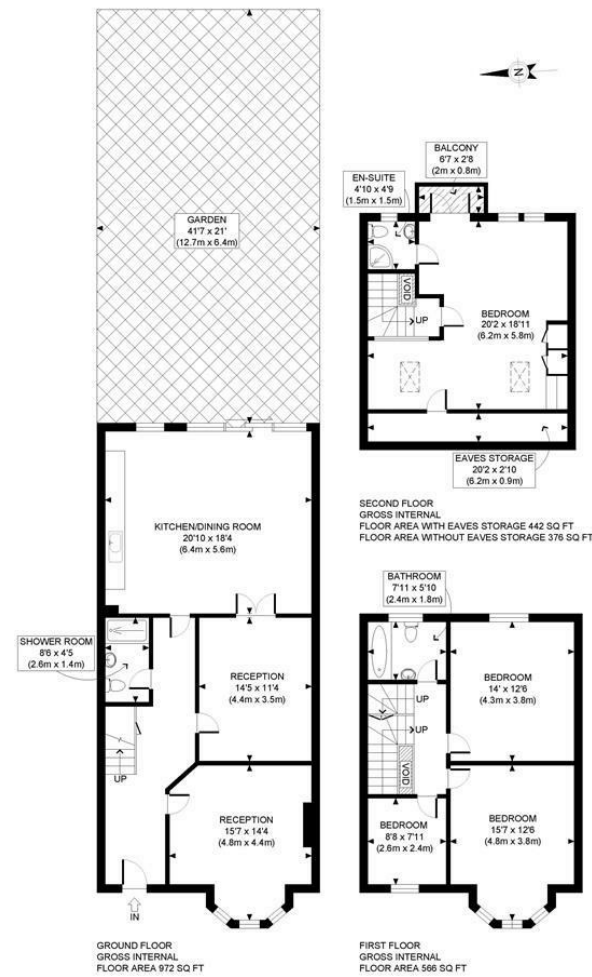
# Do Better:

**Acton**

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

020 8992 3600



**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
82	82

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

**Asking Price £1,200,000**

**Messaline Avenue, London W3 6JX**

- 2 Reception Rooms
- 4 Bedrooms
- 3 Bathrooms





**The current owner says:**

**This property is perfectly arranged for a growing family who are looking for good room proportions, large entertaining space and moments walk from the Elizabeth Line.**

A wonderfully presented four double bedroom terraced period house, situated on one of Acton's premier residential roads on the peripheries of Poets Corner. This family home offers over 1,900 sqft of accommodation with a modern and open plan kitchen/diner with sliding doors leading out to a landscaped 41ft private garden. The ground floor also features a large separate reception room with fire place, high ceilings, period features, a downstairs WC and shower room. The first-floor benefits from three good sized bedrooms with family bathroom. The second floor comprises of another double bedroom with en-suite and private balcony over looking your rear garden along with eaves storage space. This property has been owned by our clients for over 15 years and carefully refurbished throughout over these years. This family home is a four-minute walk to the new Elizabeth Line and moments from the vibrant café culture of Churchfield Road which offers a great selection of boutique shops, bars and eateries.

**What's better:**

**A wonderful 4 bedroom terraced home in W3.**

