Location:

Located moments from the new Acton Main Line Elizabeth Line station, this property is in the heart of Acton and is a short walk to the Central, District & Piccadilly tube lines.

Key points:

- 2 Bedrooms
- 41ft Private garden
- Separate reception
- 8 Minute walk to Acton Mainline (Elizabeth Line)
- 631 sqft
- No onward chain

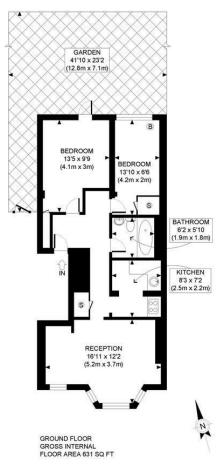
Do Better:

Acton

sales@astonrowe.co.uk

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

020 8992 3600



APPROX. GROSS INTERNAL FLOOR AREA: 631 SQ FT/ 59 SQM

PROPERTY PHOT PLANS 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.

England & Wales	EU Directiv 2002/91/E		England & Wales EU Directivi 2002/91/EC
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions
(1-20) G			(1-20) G
(21-38)			(21-38) F
(39-54)			(39-54)
(55-68)			(55-68) D
(69-80) C	71	72	(69-80) C
(81-91) B		70	(81-91)
(92 plus) A			(92 plus) 🖄
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions
	Current	Potential	Current







What's better:

A two bedroom garden apartment in Essex Road,W3





Aston Rowe are pleased to present this lovely two bedroom garden apartment, situated on a quiet residential road in the heart of Acton. This ground floor apartment benefits from a spacious front reception with partially separated large kitchen space. The rear of the flat comprises the family bathroom, a large master bedroom and second bedroom with a large 41ft private garden. Other benefits include high ceilings, share of freehold and offered to the market with no onward chain.

Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. The apartment is a 8 minute walk from the Elizabeth Line which offers direct journeys to the heart of London, including Tottenham Court Road in an estimated 14 minutes.



The current owner says:

The property is within walking distance of Acton Main Line Station (Elizabeth Line) and offers great local amenities based on Horn Lane.