

**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:**

- 3 Bedrooms
- Off street parking
- Walking distance to North Acton playing fields
- 2 Reception rooms
- 122 ft private garden
- No onward chain

# Do Better:

**Acton**  
sales@astonrowe.co.uk

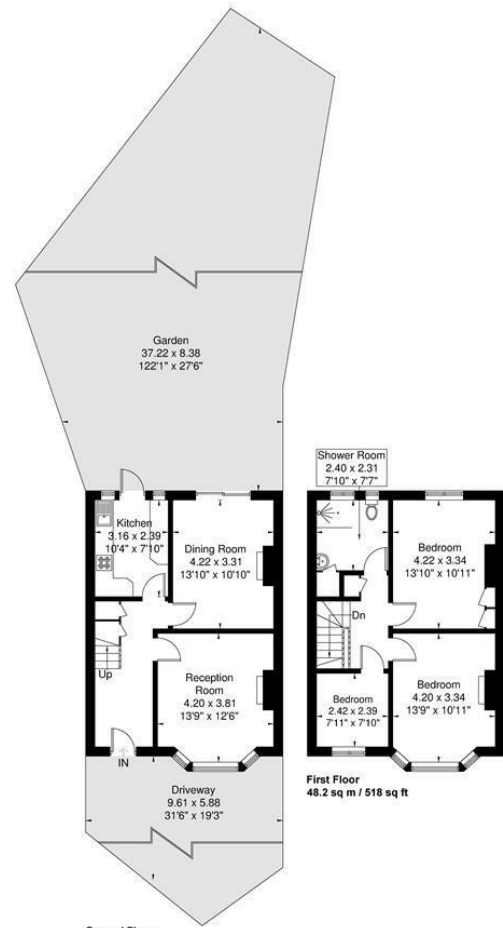
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**Lucy Crescent**  
Approximate Gross Internal Area = 96.4 sq m / 1037 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 £725,000**

**Lucy Crescent, London W3 6AY**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

- 2 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



This spacious three bedroom semi-detached house in need of modernisation throughout which is situated on a quiet residential road moments from the North Acton playing fields. Ideal for a first time buyer or buy to let investor, the property benefits from a spacious dining room, with patio doors leading out on to a 122 ft private garden. The first floor comprises of three spacious bedrooms a family bathroom. Located within a quiet residential area, the house 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.

The current owner says:

**A fantastic opportunity to acquire a three bedroom house in Acton, with ample potential to extend and modernise throughout.**

**What's better:**

**A three bedroom terraced house with off street parking.**

