

**Location:**

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

**Key points:**

- 3 Bedrooms
- 2 Bathrooms
- South facing garden
- 7 Minute walk to Elizabeth Line
- New build
- Miele appliances
- 10 year ICW warranty

# Do Better:

**Acton**

sales@astonrowe.co.uk

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

020 8992 3600



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1070 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1070 SQ FT/ 99 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**Asking Price £850,000**

**Grafton Road, London W3 6PB**

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



**The current owner says:**

**This property is perfectly arranged for a growing family or someone looking to downsize who are looking for good room proportions, large entertaining space and a mature private south facing rear garden.**

A luxurious three bedroom, two bathroom ground floor apartment with a private South facing landscaped garden. Forming part of a luxury new development in an imposing, end terraced building, this apartment is offered as part of a collection of three recently converted properties. The apartment benefits from three double bedrooms including a master bedroom en-suite, family bathroom and open plan kitchen/living area perfect for entertaining. Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. The apartments are a 7 minute walk from the new Elizabeth Line and a few minutes walk to Churchfield Road, offering a great selection of boutique shops, bars and restaurants.

**What's better:**

**A stunning 3 bedroom garden apartment in W3.**

