

**Location:**

Churchfield Road is centrally located close to the amenities of Acton and Ealing. Both Acton Central and Acton Main Line stations are close by for links to and from central London.

**Key points:**

- 2 Double bedrooms
- Poets Corner location
- Modern apartment
- Fantastic basement storage
- 1,054 sqft (Including basement)
- Own front entrance
- Small courtyard
- Long lease
- No chain

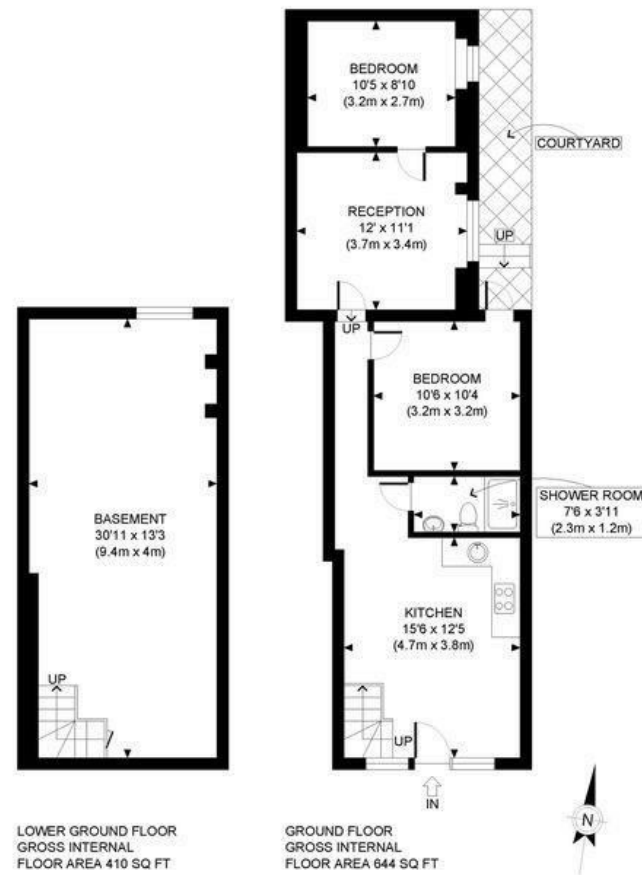
# Do Better:

**Acton**

sales@astonrowe.co.uk

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

020 8992 3600



APPROX. GROSS INTERNAL FLOOR AREA: 1054 SQ FT/ 98 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 |
| 62                       | 79        | 62   | 82        |

## Asking Price £425,000

## Churchfield Road, London W3 6EB

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms







Aston Rowe are pleased to present this spacious two double bedroom apartment situated in the heart of Churchfield Road. Ideal for a first time buyer, or buy to let investor, this apartment has been newly refurbished boasts an impressive open plan reception room and two double bedrooms at separate ends of the apartment. A family bathroom and impressive basement storage top off this larger than average property. The apartment benefits from a long lease and has its own entrance with a small courtyard to the rear. Ideally located to the transport links of Acton Central and the village style shops, bars and restaurants of Churchfield Road.

**The current owner says:**

**The property offers great storage space which is stretched over 400 sqft and benefits from its own front door.**

**What's better:**

**A well presented two bedroom apartment in Acton**

