

Location:

The property is in a fantastic location for the local shops, parks, schools and transport links.

Key points:

- 5 Bedrooms
- 2,231 sqft (Including Eaves)
- 3 Bathrooms
- Finished off to an exceptionally high standard
- Heart of Poets Corner
- End terraced
- Downstairs WC
- 21ft Open plan kitchen
- Perfect family home
- Wine Cellar

Do Better:

Acton

sales@astonrowe.co.uk

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

020 8992 3600



Asking Price £1,650,000

Maldon Road, London W3 6SU



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES: 2231 SQ FT/ 207 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES: 2153 SQ FT/ 200 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTIES 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

- 2 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms

The current owner says:

Maldon Road is moments walk from the amenities of Churchfield Road while also being within short walking distance of both Acton Central and Acton Mainline Stations for Overground and Elizabeth lines.

A beautifully presented five double bedroom end terraced house, situated on one of Acton's premier residential roads and in the heart of Poets Corner. This stunning family home offers over 2,231 sqft of accommodation with a modern and spectacular crafted and handmade 21ft kitchen and dining area with floor to ceiling bi-fold doors leading out to a landscaped garden. The ground floor also features two large reception rooms with fire place, high ceilings, period features, and bespoke carpentry throughout. The first-floor benefits from a tasteful and well-designed family shower room, one double bedroom and the master bedroom which consists of bespoke floor to ceiling built in wardrobes and en-suite with a four-piece bathroom. . The second floor comprises of three double bedrooms and another bathroom. This property has been fully refurbished throughout by the current owners and is a thirteen-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. With easy access to North Acton Underground Station (Central Line Zone 2) and M4,A40/M40 (Western Avenue) into central London and the West.

What's better:

This large family home is only a 13 minute walk to Acton Mainline which benefits from the Elizabeth Line.

