

Location:

Gunnersbury Crescent is a quiet road, but in an excellent position between Acton, Chiswick and Ealing. And within walking distance to Gunnersbury park and Acton Town tube station.

Key points:

- 5 Bedrooms
- 4 Bathrooms
- 2,309 sqft includes eaves and storage
- 2 Reception rooms
- Refurbished to a high standard throughout
- Landscaped west facing garden
- No onward chain
- Off street parking
- Study and utility room
- Walk in wardrobe

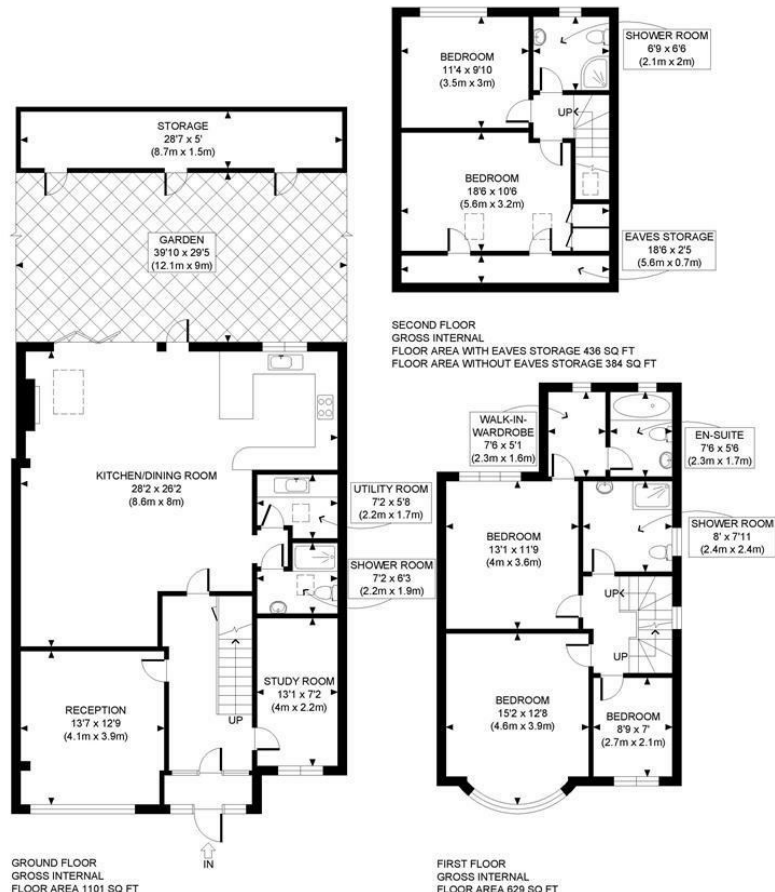
Do Better:

Aston Rowe

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APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE/STORAGE: 2309 SQ FT/ 215 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE/STORAGE: 2114 SQ FT/ 196 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 ₂) Rating	
Current	Potential	Current	Potential
84	84	A	A
29	29	B	B
		C	C
		D	D
		E	E
		F	F
		G	G

EU Directive 2002/91/EC

Asking Price £1,350,000

Gunnersbury Crescent, London W3 9AA

- 2 Reception Rooms
- 5 Bedrooms
- 4 Bathrooms



The current owner says:

This property is perfectly arranged for a growing family who are looking for good room proportions, large entertaining space and a mature private landscaped West facing rear garden.

Aston Rowe are proud to present this wonderful five double bedroom semi-detached period house, situated on one of Acton's premier residential roads within walking distance to Acton Town tube station. This stunning family home offers over 2,309 sqft (including eaves and storage) of accommodation with a modern and spectacular 28ft modern kitchen/diner with bi-fold doors leading out to a landscaped 39ft West facing garden with a separate storage shed in the garden.

The ground floor also features two large separate reception rooms with a downstairs shower bathroom, separate utility room and study room or gym area. The first floor consists of two double bedrooms and a master bedroom consisting of a walk-in wardrobe and en-suite bathroom.

The second floor comprises two double bedrooms and another bathroom. This property has been fully refurbished throughout by the current owners, it's a two minute walk to the Acton Town tube station (Piccadilly and District Line) and also a short walk to Gunnersbury Park and Ealing Common.

What's better:

A five bedroom semi-detached family home in Acton Town.

