

Location:

Tolkien House, Church Road is located within half a mile of Acton Town (District and Piccadilly line) and South Acton (overground) stations as well as being walking distance to Acton Mainline station (Elizabeth Line) and the shops and amenities of Churchfield Road.

Key points:

- One bedroom apartment
- Third floor
- 582 sq.ft / 54 sq.m
- Allocated off-street parking space
- Private balcony
- Popular Acton Gardens development
- No onward chain

Do Better:

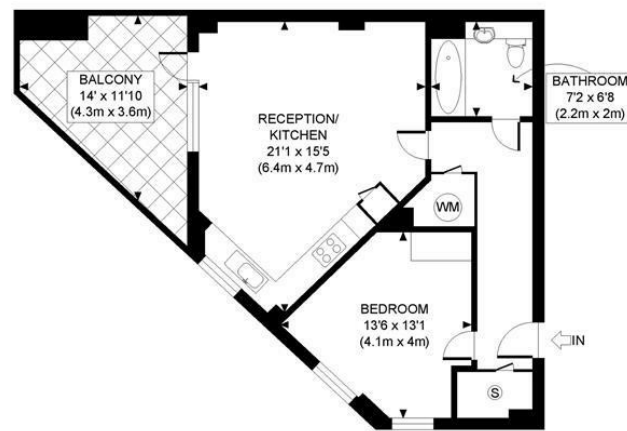
Acton

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

020 8992 3600

Aston Rowe



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 582 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 582 SQ FT/ 54 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(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	

£425,000

Church Road, London W3 8YJ

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms

The current owner says:

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

A fantastic opportunity to acquire a one bedroom apartment with an allocated, off-street parking space.

Set within the popular Acton Gardens development and offering in excess of 582 sq.ft of accommodation, a private balcony, a long lease and a secure, allocated off-street parking space.

Church Road is located within half a mile of Acton Town (District and Piccadilly line) and South Acton (overground) stations as well as being walking distance to Acton Mainline station (Elizabeth Line) and the shops and amenities of Churchfield Road.

What's better:

A one bedroom apartment set within the popular Acton Gardens development.

