

Location:

Avenue Road is located within half a mile of Acton Town (District and Piccadilly line) and South Acton (overground) stations as well the shops and amenities of Churchfield Road.

Key points:

- Large one bedroom apartment
- Second floor
- 656 sq.ft / 61 sq.m approx.
- Wonderful views
- Close to transport links
- Long lease
- Well-presented throughout

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600

Aston Rowe



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 656 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 656 SQ FT/ 61 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
86	86		

Energy Efficiency Rating
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 (CO₂) Rating
Very environmentally friendly - lower CO₂ emissions
 (92 plus) A
 (81-91) B
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 Not environmentally friendly - higher CO₂ emissions
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£415,000

Avenue Road, London W3 8YS

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms



A bright and spacious one bedroom apartment in the popular Acton Gardens development on the borders of Chiswick. This immaculate second floor flat offers in excess of 656 sq.ft of accommodation, has a private balcony and a long lease.

Avenue 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.

The current owner says:

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

What's better:

A large one bedroom apartment within the popular Acton Gardens development

