

**Location:**

Amelia Close is a secluded cul-de-sac, located just off Gunnersbury Lane within half a mile of both Acton Town and Ealing Common stations offering excellent access into town. Acton Mainline station for the Elizabeth Line is also within short walking distance.

**Key points:**

- Two bedrooms
- One bathroom
- Circa 649 SQ.FT
- Allocated, off-street parking space
- Communal gardens
- Long lease
- No onward chain

# Do Better:

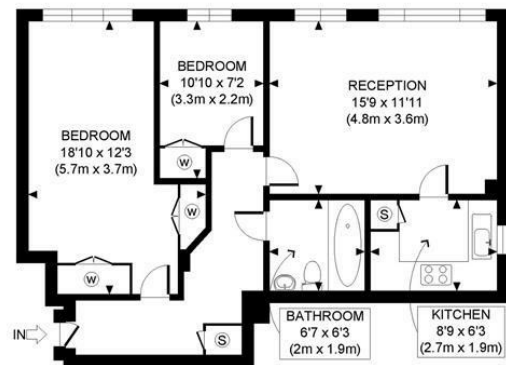
**Acton**

sales@astonrowe.co.uk

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

020 8992 3600

# Aston Rowe



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 649 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 649 SQ FT/ 60 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
81	81		

England & Wales EU Directive 2002/91/EC

## £450,000

## Amelia Close, London W3 6EZ

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

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

A two bedroom, first floor flat set within a modern purpose built development in Acton.

The property benefits from two bedrooms, family bathroom, large reception room and separate kitchen area. Other benefits include allocated off-street parking, communal gardens, long lease and no onward chain.

Amelia Close is a secluded cul-de-sac, located just off Gunnersbury Lane within half a mile of both Acton Town and Ealing Common stations offering excellent access into town.



**What's better:**

**A two bedroom, first floor flat set within a modern purpose built development in Acton.**

