

**Location:**

The Rosemont is located within a 13 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Town station for the Piccadilly Line and Ealing Common for the District and Piccadilly Lines,

**Key points:**

- 10-year ICW structural defects warranty
- Private garden
- 2 Bedrooms
- Smart home security intercom system
- Herringbone flooring
- Waling distance to Elizabeth Line
- Built-in wardrobes to all bedrooms

# Do Better:

**Acton**  
sales@astonrowe.co.uk

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

020 8992 3600



**Prices From £699,950**

**9 Rosemont Road, London W3 9LU**

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

**The Rosemont is moments from Ealing Common, Ealing Common and Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries.**

The Rosemont is a stunning development of 7, two-bedroom apartments and 3, five-bedroom houses situated in the leafy West London suburb of Ealing borough. Built by Luxgrove Homes with signature interiors designed by Ademchic, the properties boast a premium elegant aesthetic both inside and out. Acton is an attractive and vibrant neighbourhood to relocate to with plenty of green open spaces, excellent shopping and leisure facilities as well as fantastic transport links with easy access to both National Rail and London Underground stations.

Flat 2 - is a 2 bedroom ground floor garden apartment set over 721 sqft.

With open-plan living areas bring a sense of space with different zones for cooking, dining and relaxing that flow seamlessly together thanks to the thoughtful layouts and cohesive design. Beautifully crafted shaker style kitchens in matt blue feature integrated appliances and are finished with eye-catching marble-effect worktops and brass fittings to create a striking focal point.

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**What's better:**

**A stunning two bedroom new build garden apartment.**

