

**Location:**

Ealing Common and Acton Town (District and Piccadilly) London Underground Stations are just 0.4 miles. Ealing Broadway station (1.2 miles) which has the Central and District London Underground Lines as well as overground and new Elizabeth Line.

**Key points:**

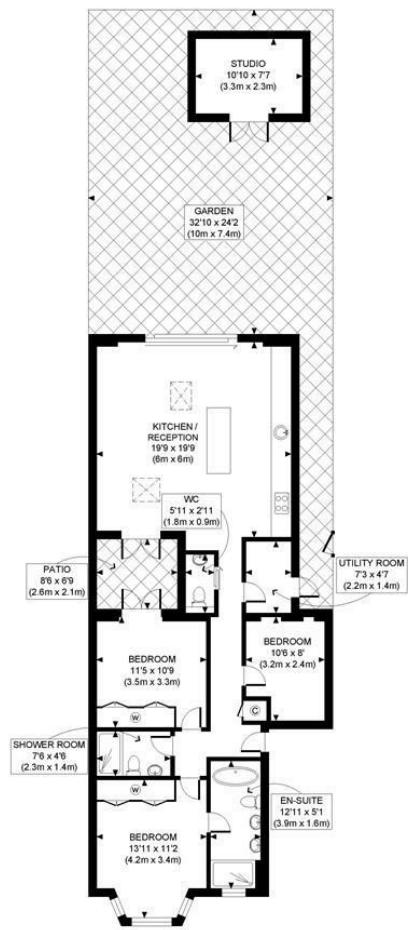
- Newly converted ground floor apartment
- Three double bedrooms
- Two bathrooms (one en-suite)
- Circa 1,092 sq. ft (including Summer house)
- Private garden and courtyard
- High specification throughout
- Air conditioning
- Share of freehold
- Parking permit available

# Do Better:

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

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

020 8992 3600



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1016 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STUDIO: 1098 SQ FT / 102 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STUDIO: 1016 SQ FT / 94 SQM

**PROPERTY PHOTO PLANS** .CO.UK  
ONE STOP SHOP FOR PROPERTIES 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		75	75
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	



## £950,000

### King Edwards Gardens, London W3 9RG

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



The current owner says:



An exceptional three bedroom, two bathroom ground floor apartment benefiting from a large garden and unique summer house. Forming part of a luxury new development in an imposing, semi-detached building, this apartment is offered as part of a collection of three recently converted properties. The apartment comprises of three bedrooms, including a spacious principle suite with built in wardrobes and en-suite bathroom. The rear of the property offers a utility room, w/c and an amazing open-plan kitchen/living area, perfect for entertaining. Outside, the large private rear garden includes a separate summerhouse perfect for a WFH office or gym.

Virtual Tour: <https://vimeo.com/941505818?share=copy>

King Edwards Gardens runs parallel to the Uxbridge Road which boasts a selection of convenient shops, bars, and restaurants. The fantastic amenities of Churchfield Road are only a few minutes' walk away. Ealing Common and Acton Town (District and Piccadilly) London Underground Stations are just 0.4 miles. Ealing Broadway station (1.2 miles) which has the Central and District London Underground Lines as well as overground to Paddington and out to Heathrow. Ealing Broadway Station also benefits from the new Elizabeth Line.

### What's better:

**An exceptional three bedroom, two bathroom ground floor apartment benefiting from a large garden and unique summer house.**

