Location:

Friars Place Lane is in a popular residential area just a few minutes walk away from Acton Central and East Acton tube. Additionally, there is quick road access onto the A40, A4 and M4.

Key points:

- 5 Bedrooms
- 3 Bathrooms
- 1,923 sqft
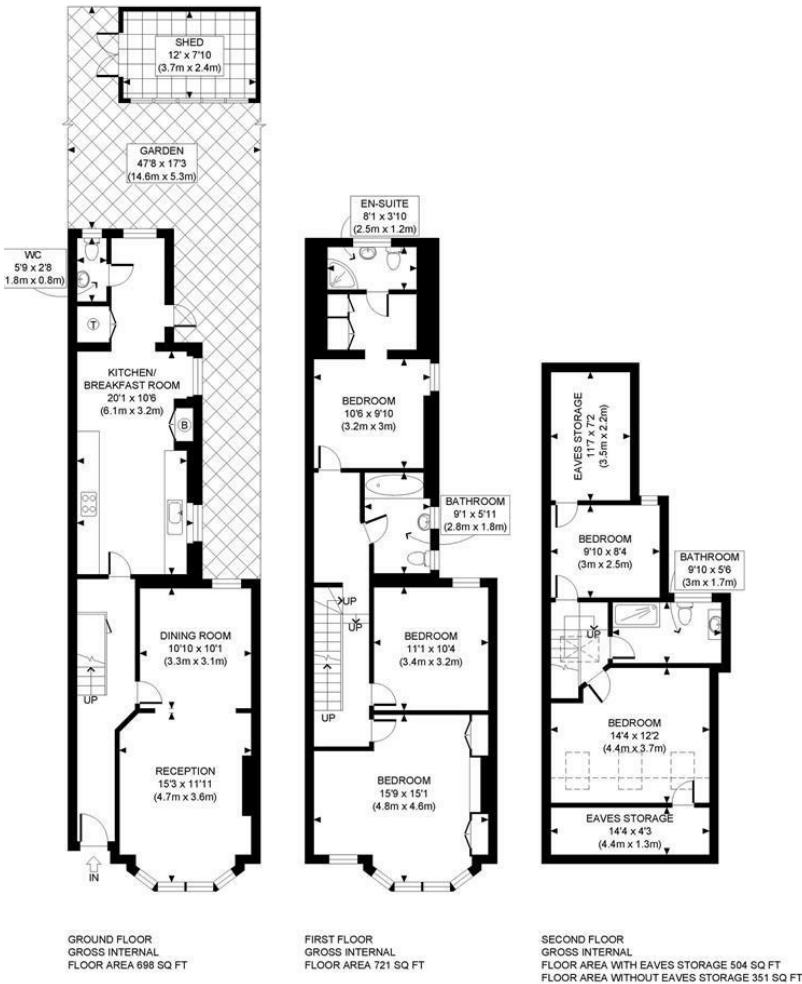- Off street parking for 2 cars
- No onward chain
- Refurbished throughout

Do Better:

Acton

sales@astonrowe.co.uk

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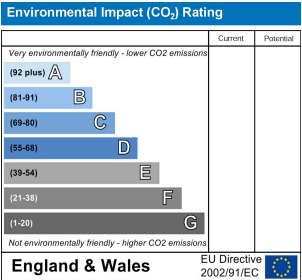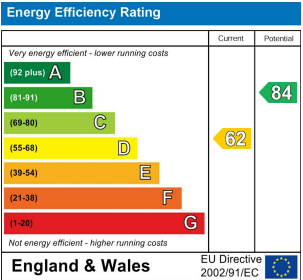Acton, London, W3 6AY

020 8992 3600

Aston Rowe

Floor Plan

SHED
12' x 7'10
(3.7m x 2.4m)

GARDEN
47'8 x 17'3
(14.6m x 5.3m)

WC
5'9 x 2'8
(1.8m x 0.8m)

KITCHEN/
BREAKFAST ROOM
20'1 x 10'6
(6.1m x 3.2m)

DINING ROOM
10'10 x 10'1
(3.3m x 3.1m)

RECEPTION
15'3 x 11'11
(4.7m x 3.6m)

EN-SUITE
8'1 x 3'10
(2.5m x 1.2m)

BEDROOM
10'6 x 9'10
(3.2m x 3m)

BATHROOM
9'1 x 5'11
(2.8m x 1.8m)

BEDROOM
11'1 x 10'4
(3.4m x 3.2m)

BEDROOM
15'9 x 15'1
(4.8m x 4.6m)

EAVES STORAGE
11'7 x 7'2
(3.5m x 2.2m)

BEDROOM
9'10 x 8'4
(3m x 2.5m)

BATHROOM
9'10 x 5'6
(3m x 1.7m)

BEDROOM
14'4 x 12'2
(4.4m x 3.7m)

EAVES STORAGE
14'4 x 4'3
(4.4m x 1.3m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 698 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 721 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 504 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 351 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1923 SQ FT/ 179 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1770 SQ FT/ 164 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		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Asking Price £1,070,000

Friars Place Lane, Acton W3 7AG

- 3 Reception Rooms
- 5 Bedrooms
- 3 Bathrooms

Friars Place Lane is presented with no upper chain and has been fully renovated through out to a high standard.

Set back from the road, this fantastic five bedroom, three bathroom terraced house is located on a prime residential road on the popular Goldsmith Estate. Ideal for a large or growing family, the property provides excellent off street parking and has been fully renovated through out to a high standard and extended into the loft. This property is in a great location and offers local amenities of Churchfield Road and is also around the corner from Churchfield Road with easy access to Acton Central, East Acton Tube and M4/A40 motorways for easy access into and out of London.

What's better:

A five bedroom home with off street parking in W3.