

**Location:**

Julian Avenue is ideally located moments from a number of popular schools and parks. Transport links include Acton Mainline (Elizabeth Line) and Acton Central (Overground) stations. Churchfield Road offers a vibrant café culture and has a great selection of boutique shops, bars and eateries.

**Key points:**

- 5 Bedrooms
- 3 Reception rooms
- Over 2,000 sqft house
- West facing garden
- Semi-detached
- 9 minute walk to Elizabeth Line (Acton Mainline)
- No onward chain

# Do Better:

**Acton**

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

020 8992 3600

# Aston Rowe



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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	61	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC

## Asking Price £1,175,000

## Julian Avenue, London W3 9JF

- 3 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms





The current owner says:

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

A five bedroom, semi-detached house featuring a west facing garden, located nearby to Acton Main Line Station for the new Elizabeth Line.

This large family home spans over 2,022 sq.ft approx and comprises a front reception room, utility room, second reception room and separate kitchen with another living area with doors leading outside to a good sized west facing garden. The first floor offers four good size bedrooms and a modern family bathroom. The second and top floor another double bedroom with eaves storage and another family bathroom.

Julian Avenue is ideally located moments nearby to a number of popular schools and parks. Transport links include Acton Mainline (Elizabeth Line), Acton Central (Overground), Acton Town (Piccadilly) stations.

Churchfield Road offers a vibrant café culture and has a great selection of boutique shops, bars and eateries.

**What's better:**

**A five bedroom semi-detached house in Acton.**

