

Location:

Located moments from the new Acton Main Line Crossrail station, this property is in the heart of Acton and is a short walk to the Central, District & Piccadilly tube lines.

Key points:

- 1 Double bedroom
- 67ft South facing garden
- Share of freehold
- 5 Minute walk to Acton Mainline
- Separate study/bedroom
- Modern apartment

Do Better:

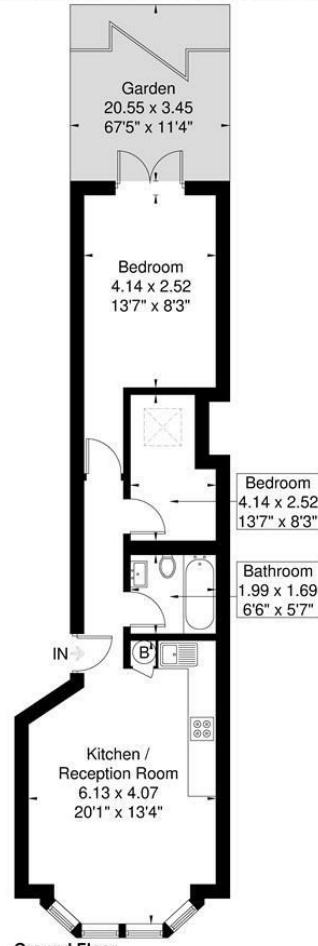
Acton
sales@astonrowe.co.uk

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

020 8992 3600



Lynton Road
Approximate Gross Internal Area = 49.2 sq m / 529 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Asking Price £495,000

Lynton Road, London W3 9HP

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		76	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		79	79

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms



The current owner says:

The property benefits from a share of freehold and has the benefit for a study/bedroom perfect for working from home.

A luxurious one bedroom ground floor apartment with a private south facing landscaped garden. Situated within a five-minute walk to Acton Mainline station which benefits from the Elizabeth Line. Forming part of a luxury new development in an imposing, semi-detached building, this apartment is offered as part of a collection of four recently converted properties. The apartment benefits from one double bedroom and open plan kitchen/living area perfect for entertaining with a separate office/bedroom. Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. The apartments are a 5 minute walk from the new Elizabeth Line and a few minutes walk to Churchfield Road, offering a great selection of boutique shops, bars and restaurants.

Lynton Road is located within a 5 minute walk of Acton Main Line and the estimated train times from Acton Mainline station are:

- Bond Street - 9 minutes.
- Tottenham Court Road - 11 minutes.
- Liverpool Street - 16 minutes.
- Stratford Station - 25 minutes.
- Canary Wharf Station - 23 minutes.
- Heathrow - Between 18 minutes - 26 minutes for T2/3/4 and 5.
- Reading Station - 46 minutes.

What's better:

A newly converted one bedroom garden apartment with south facing garden.

