

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:

- 2 Double bedrooms
- Private south facing roof terrace
- Share of freehold
- Modern apartment throughout
- Open plan kitchen/living area
- No onward chain
- 5 Minute walk to Acton Mainline

Do Better:

Acton

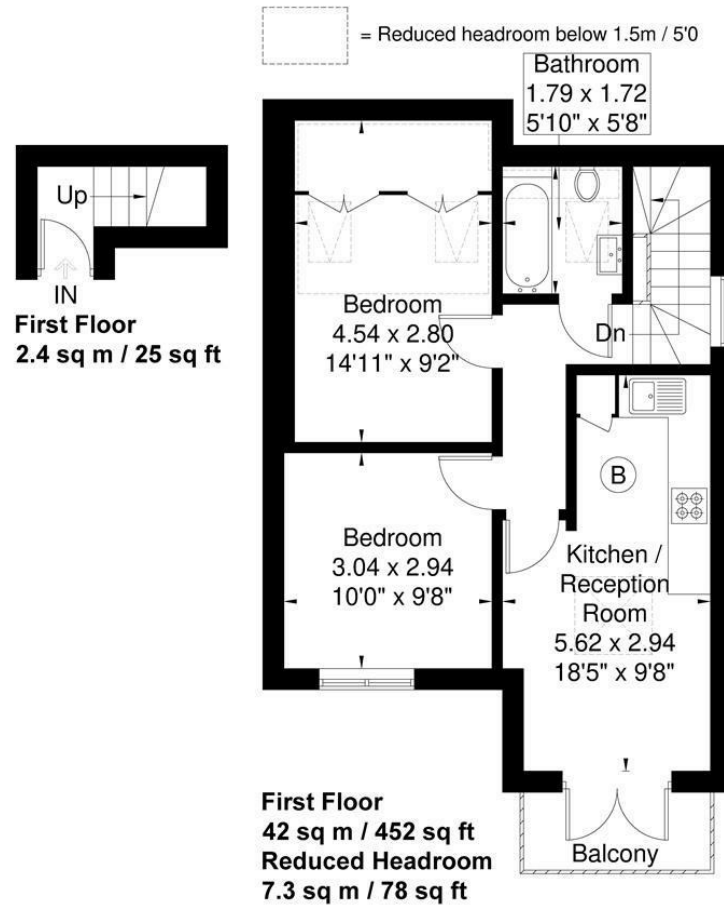
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57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600



Lynton Road
 Approximate Gross Internal Area = 44.4 sq m / 477 sq ft
 Reduced Headroom = 7.3 sq m / 78 sq ft
 Total = 51.7 sq m / 555 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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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	78	78

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	EU Directive 2002/91/EC	80	80

Asking Price £475,000

Lynton Road, London W3 9HP

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

The property benefits from a share of freehold and has the benefit for south facing private roof terrace.

A luxurious two bedroom Second floor apartment with private roof terrace 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 two double bedrooms and open plan kitchen/living area perfect for entertaining with a south facing private terrace. 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 refurbished second floor 2 bedroom apartment with south facing roof terrace.

