

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 Bedroom apartment
- 5 Minute walk to Acton Mainline
- Share of freehold
- Newly converted
- Open plan kitchen/living area
- No onward chain

Do Better:

Acton
sales@astonrowe.co.uk

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

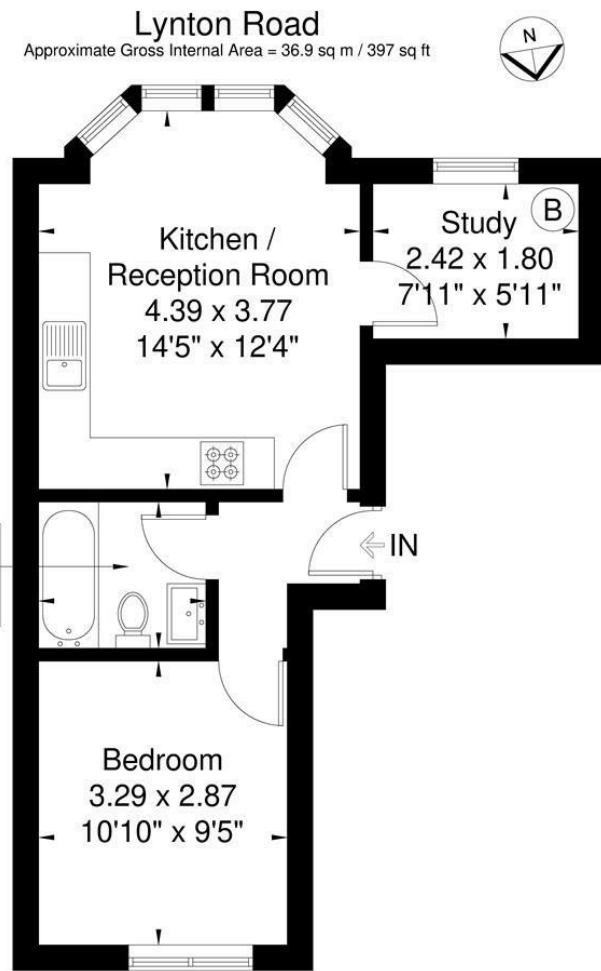
020 8992 3600



Offers In Excess Of £400,000

Lynton Road, London W3 9HP

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms



First Floor

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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
78	78	83	83

Energy Efficiency Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 78, Potential: 78.

Environmental Impact (CO₂) Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 83, Potential: 83.

England & Wales EU Directive 2002/91/EC



The current owner says:

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

A luxurious two bedroom first floor apartment. 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 bedroom/office. 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 first floor 2 bedroom apartment in W3.

