

**Location:**

Goldsmith Avenue is conveniently situated for access to Acton Mainline (Elizabeth Line), Acton Central (Overground), the A40 for motorists, and all the amenities that Churchfield Road has to offer.

**Key points:**

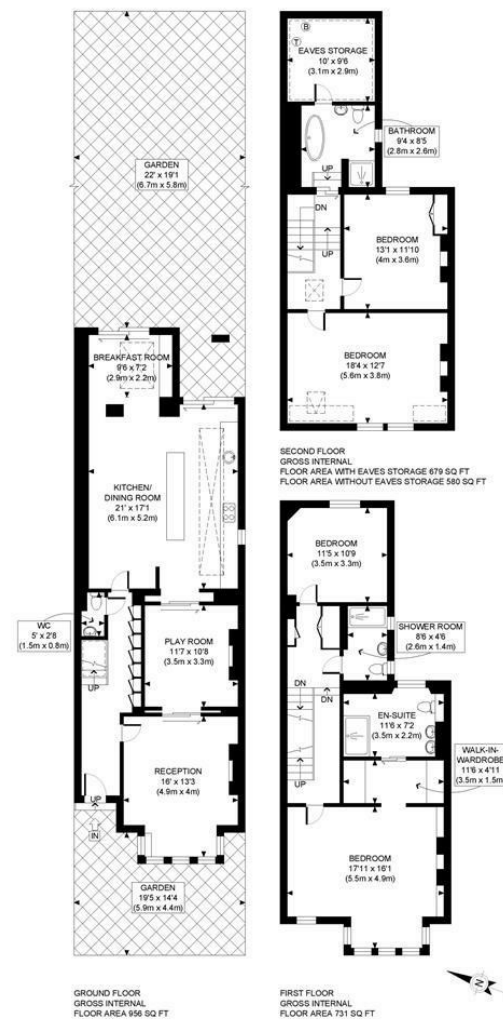
- Contemporary design
- Bright and Airy
- Spacious
- Front and Back Garden
- 2366 sqft
- On the periphery of Poets Corner
- 4 Bedroom family home
- 2 Bathrooms
- Separate W.C.

# Do Better:

**Acton**  
lettings@astonrowe.co.uk

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

020 8992 3600



**PROPERTY PHOTO PLANS**  
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
62			

**Energy Efficiency Rating Legend:**  
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)  
 Not energy efficient - higher running costs

**Environmental Impact (CO<sub>2</sub>) Rating Legend:**  
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

## To Let: £4,650 Per Month

### Goldsmith Avenue, London W3 6HW

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms

The current tenant says:

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



Welcome to Goldsmith Avenue, a stunning property located on the periphery of Poets Corner. This fully extended mid-terrace house boasts a spacious 2,366 sq ft of living space that consists two reception rooms, a dining room, 4 bedrooms and 3 bathrooms and a separate WC

The contemporary design of this house ensures that it is both bright and airy, creating a welcoming atmosphere that is sure to make you feel right at home. Whether you're enjoying a quiet evening in or hosting a dinner party in the lovely garden, this property is perfect for all occasions.

Moments from the vibrant café culture of Churchfield Road and a great selection of boutique shops, bars and eateries.

What's better:

A stunning four-bedroom family home located in the periphery of Acton's popular Poets Corner.

