

**Location:**

Mansell Road is conveniently situated close to the wonderful green open spaces of Acton Park and Southfield Park while shops, cafes and restaurants can be found on nearby Churchfield Road and Acton High Street.

**Key points:**

- Two bedroom garden flat
- Two bathrooms (one en-suite)
- South-west facing garden
- 700 Sq.ft
- Well presented throughout
- Share of freehold
- Chain free
- Acton/Chiswick borders

# Do Better:

**Acton**

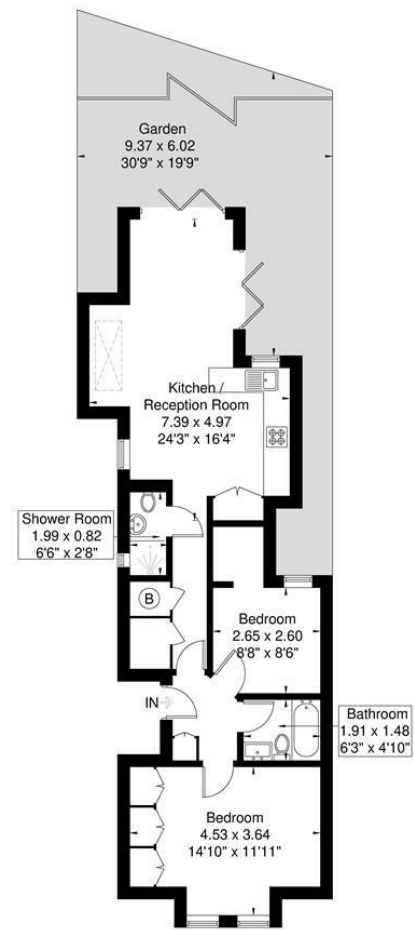
sales@astonrowe.co.uk

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

020 8992 3600



**Mansell Road**  
Approximate Gross Internal Area = 65.1 sq m / 700 sq ft



**Ground 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		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			
		62	71
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**£625,000**

**Mansell Road, London W3 7QH**

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

**The property is well located for the local shops, parks, schools and transport links.**

A bright and spacious two bedroom, two bathroom ground floor garden flat located on the Acton / Chiswick borders.

The property comprises an open-plan modern eat in kitchen, a spacious and bright reception room leading onto a private South West facing garden. There are two double bedrooms with fitted wardrobes and storage, two stylish bathrooms and utility area.

The property is renovated to a high standard boasting light colours and wooden flooring throughout, whilst also benefitting from being sold with a share of the freehold.

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**What's better:**

**A bright and spacious two bedroom, two bathroom ground floor garden flat located on the Acton / Chiswick borders.**

