

Location:

Spencer Road is the central hub for Poet's corner, and is well located for the shops, bars and amenities of Churchfield Road, whilst being close to local transport links such as Acton Central and Acton Main Line.

Key points:

- Two bedrooms
- Two bathrooms (One en-suite)
- Modern and well-presented throughout
- 1,311 Sq' - 121.9 SqM
- Front Garden & Landscaped rear garden
- Summer house/Office
- Share of freehold
- Poets Corner

Do Better:

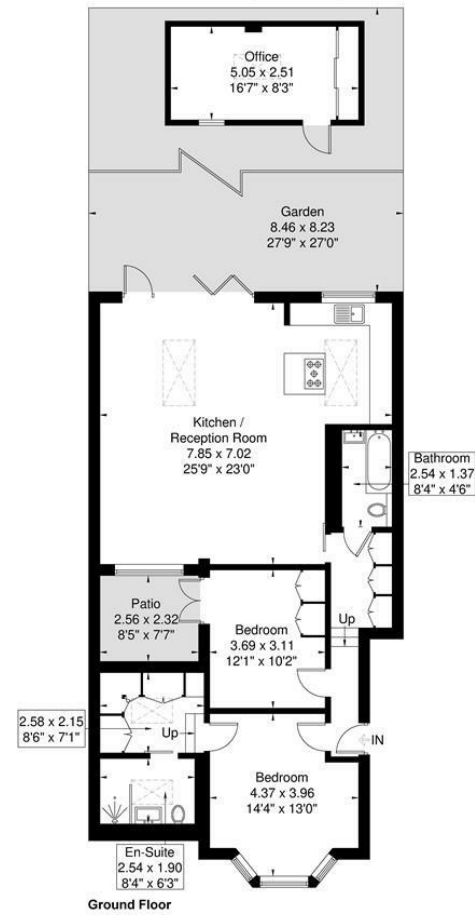
Acton

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

020 8992 3600

Spencer Road
Approximate Gross Internal Area = 109.3 sq m / 1176 sq ft
Office = 12.6 sq m / 135 sq ft
Total = 121.9 sq m / 1311 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. © www.perspective.co.uk



£900,000

Spencer Road, London W3 6DN

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	

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	

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



The current owner says:

The property benefits from a fully functioning out house/office space and off-street parking.

A rare opportunity to acquire a stunning extended ground-floor corner property with two bedrooms, two bathrooms and large outdoor office and gardens, spanning approximately 1,311 sq ft (122 sqm) internal and 965 sq ft (89 sqm) external space, situated on one of Acton's most desirable roads in Poets Corner.

The impressive open-plan kitchen and living area, measuring over 595 sq ft (55 sqm), is a versatile space perfect for entertaining. Bi-fold doors lead out to a beautifully landscaped back garden, featuring a dedicated outdoor living area and a modern office space (formerly a garage) next to a large sliding gate entrance from Chaucer Road, suitable for vehicle access. There is also a sizeable front porch garden.

The principal suite features an impressive walk-in wardrobe and en-suite bathroom. The second double bedroom benefits from direct access to a private patio area, with the hallway leading to the family bathroom.

Spencer Road is ideally located within a 5-minute walk of Acton Central Station and 15 minutes from the new Elizabeth Line. The vibrant Churchfield Road, with its bustling cafe culture, boutique shops, bars, and eateries, is just a stone's throw away.

What's better:

A rare opportunity to acquire a stunning two bedroom, two bathroom apartment, circa 1,311 Sq' - 121.9 SqM, located on one of Acton's most desirable roads in Poets Corner.

