

**Location:**

Transport links include Acton Mainline (Elizabeth Line), Acton Central (Overground), Acton Town (Piccadilly) stations.

**Key points:**

- Five bedrooms
- Two bathrooms
- Modernised and finished to an exceptional standard
- Circa 2,216 sq.ft / 205 sq.m
- South facing garden
- Well located for the Elizabeth Line
- Freehold
- No onward chain

# Do Better:

**Acton**  
sales@astonrowe.co.uk

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

020 8992 3600



### Brougham Road, W3

Approximate Gross Internal Area = 205.8 sq m / 2216 sq ft  
(Including Eaves / Reduced Headroom)



## £1,300,000

## Brougham Road, London W3 6JD

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 <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	

- 2 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms



The current owner says:

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

A newly refurbished five bedroom house located on a quiet residential road in Acton, within a few minutes walk of Acton Main Line Station for the Elizabeth Line.

This large family home spans over 2,216 sq.ft approx and comprises a front reception room, w/c, second reception room and an enviable open plan kitchen/living area with doors leading outside to a good sized south facing garden. The first floor offers three bedrooms, a modern family bathroom. The second and top floor offers two further bedrooms and another family bathroom.

Brougham Road is ideally located moments nearby to a number of popular schools and parks. Transport links include Acton Main Line (Elizabeth Line), Acton Central (Overground), Acton Town (Piccadilly) stations. Churchfield Road offers a vibrant café culture and has a great selection of boutique shops, bars and eateries.

**What's better:**

**A newly refurbished five bedroom house in Acton**

