

**Location:**

Gunnersbury Lane is moments walk from the vibrant café culture of Churchfield Road and a great selection of boutique shops, bars and eateries and a 6 minute walk to Acton Town (Piccadilly Line) & a 16 minute walk to South Acton Stations (Overground). The property is being sold with no onward chain

**Key points:**

- 3 Bedrooms
- Modern apartment
- Split level
- 2 Bathrooms
- 1,125 sqft (Including eaves storage)
- 6 Minute walk to Acton Town tube station (Piccadilly Line)
- Walking distance to Acton High street and Churchfield Road

# Do Better:

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

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

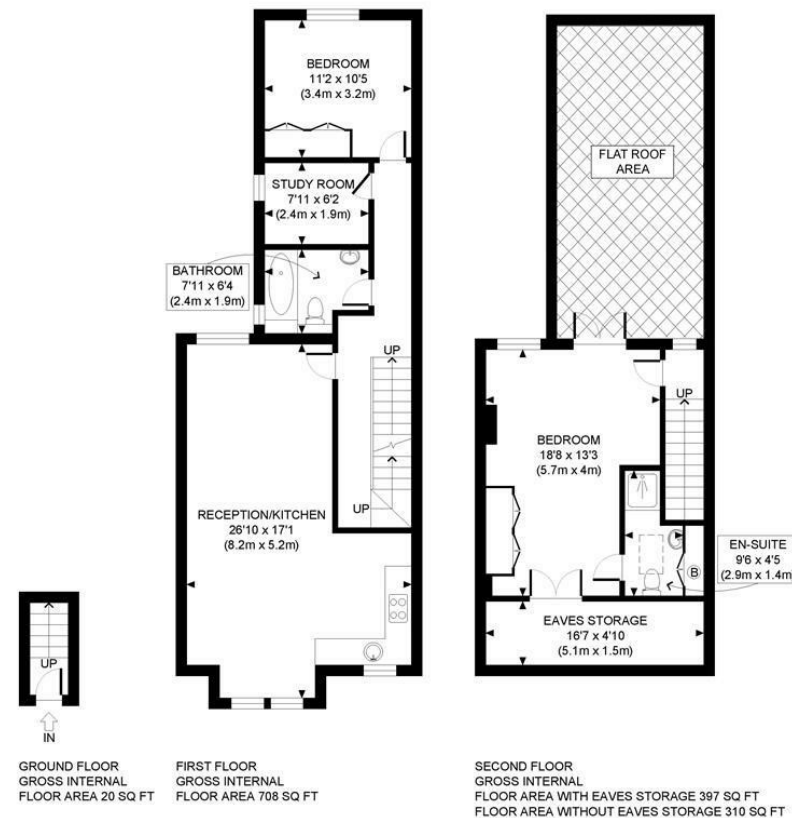
020 8992 3600

# Aston Rowe



**Asking Price £550,000**

**Gunnersbury Lane, London W3 8EE**



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1125 SQ FT/ 105 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1038 SQ FT/ 96 SQM

**PROPERTY PHOTO PLANS** .CO.UK  
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

England & Wales EU Directive 2002/91/EC

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms





The current owner says:

The property is set across 1,125 Sqft (Including Eaves) and benefits from a share of freehold.

Aston Rowe are proud to present this well presented three bedroom split level apartment, situated a short walk from Acton Town Tube station. Ideal for a first time buyer or buy to let investor, this property offers a wealth of accommodation space and is set over 1,125 sqft. This modern apartment benefits from three good sized bedrooms, an excellent sized double reception room which creates a great space to relax which then opens out on to a modern open plan kitchen. The apartment also comprises of a three bedrooms and two modern bathrooms. Benefitting from a share of freehold the property is within walking distance to Churchfield Road and Acton High Street, offering a great selection of boutique shops, bars and eateries.

Conveniently located just a 6-minute walk away from Acton Town tube station, commuting to work or exploring the city couldn't be easier. Offered to the market with no onward chain.

What's better:

A modern three bedroom split level apartment in W3.

