

**Location:**

Transport links include Acton Mainline (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.

**Key points:**

- Two bedroom apartment
- Open-plan living
- A collection of 3 newly converted apartments
- 7-minute walk to the Elizabeth Line
- 10 year ICW warranty
- New build
- Share of freehold

# Do Better:

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

020 8992 3600

# Aston Rowe



**Asking Price £629,000**

**Grafton Road, London W3 6PB**

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	

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



A unique two bedroom, first floor apartment, forming part of a luxury new development in Acton.

The apartment benefits from two bedrooms including a master bedroom with built in wardrobes, family bathroom and open plan kitchen/living area perfect for entertaining.

Grafton Road is a quiet tree-lined Road, located nearby to a number of popular schools and parks. Transport links include Acton Mainline (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.

The current owner says:

The property comes complete with Siemens appliances and a 10 year ICW warranty.

What's better:

A beautifully presented two bedroom, first floor apartment in Acton.

