

**Location:**

Elmond Mansions is set between South Acton station (Overground) and Acton Town station (Piccadilly and District Lines) as well as easy access the M4/A4. Chiswick Park Station and The High Road are also within short walking distance.

**Key points:**

- Two bedroom apartment
- Fifth floor
- 842 Sq.ft / 78.3 Sq.m
- Large terrace
- Secure entry system
- Communal gardens
- No chain

# Do Better:

**Acton**

sales@astonrowe.co.uk

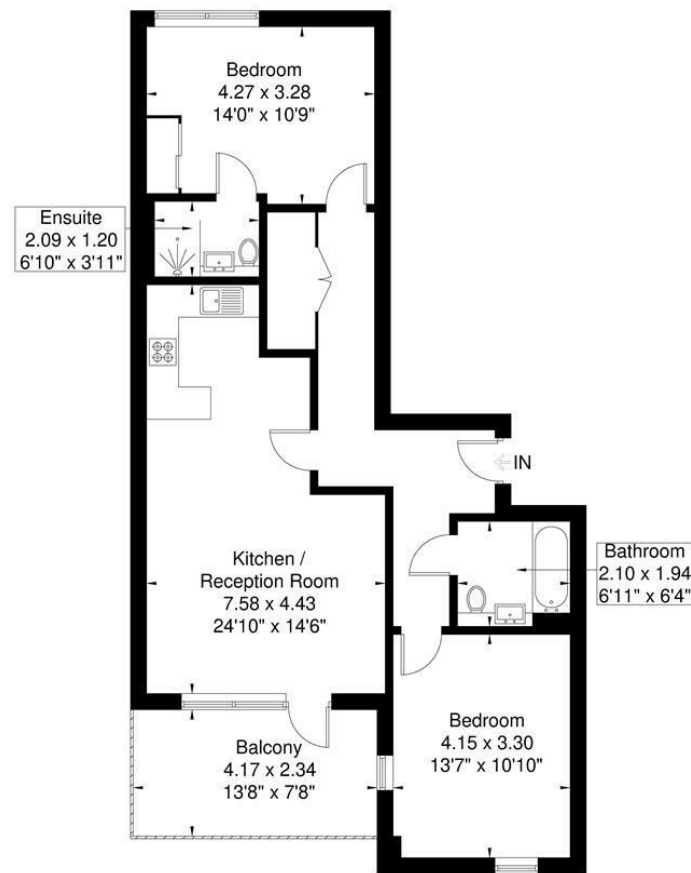
57-59 Churchfield Road, Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**Elmond Mansions**  
Approximate Gross Internal Area = 78.3 sq m / 842 sq ft



**Fifth 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		87	87
(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	

**£570,000**

**Hanbury Road, London W3 8QY**

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



The current owner says:

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



A modern two bedroom, fifth floor apartment situated within the popular Acton Gardens Development.

The apartment offers a large, open plan kitchen/living area and private balcony with lovely views. There are also two good sized double bedrooms, and two bathrooms, including one en-suite.

Other benefits include a long lease, communal gardens and bicycle storage.

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**What's better:**

**A modern two bedroom, fifth floor apartment situated within the popular Acton Gardens Development.**

