

Location:

Located within a quiet residential area, the house is just moments away from the open green space of North Acton Playing Fields. The property is nearby to both the Elizabeth & Central Line.

Key points:

- 3 Bedrooms
- 3 Reception rooms
- Semi-detached
- Off street parking
- Walking distance to North Acton playing fields
- Potential to extend S.T.P.P in the loft via Ealing Council

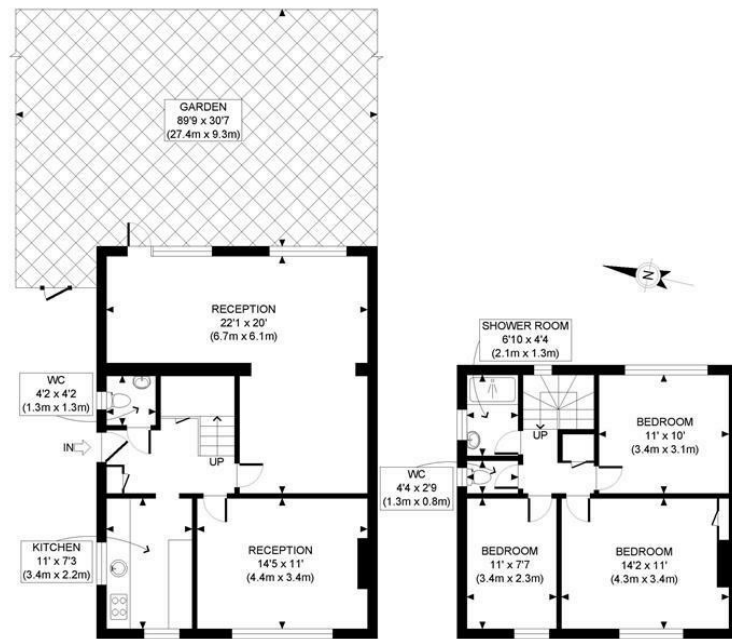
Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600

Aston Rowe



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 694 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 475 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1169 SQ FT/ 109 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 ₂) Rating	
Current	Potential	Current	Potential
81	64	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

Asking Price £700,000

Canada Road, London W3 0NP

- 2 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



This spacious and well presented three bedroom semi-detached house in need of modernisation throughout which is situated on a quiet residential road moments from the North Acton playing fields. Ideal for a first time buyer or buy to let investor, the property benefits from a spacious dining room, large separate kitchen, downstairs shower room and a further reception room with patio doors leading out on to a 70ft private garden. The first floor comprises of three spacious bedrooms a family bathroom with separate WC. Located within a quiet residential area, the house is just moments away from the open green space of North Acton Playing Fields. Commuters benefit from being within easy reach of Acton Main Line station (Elizabeth Line) as well as North Acton and West Acton stations (Central Line) whereas motorists can easily get into Central London via the A40 Westway.

The current owner says:

A fantastic opportunity to acquire a three bedroom Semi-detached house in Acton, with ample potential to extend and modernise throughout.

What's better:

A 3 bedroom Semi-detached house with off street parking.

