

**Location:**

**Key points:**

- One bedroom flat in Poets Corner
- Furnished
- Close to Churchfield Road
- Private Balcony
- Exposed brick decor
- Ideal for a couple or single occupant
- Walking distance to Acton Central overground
- Walking distance to Acton Mainline Elizabeth Line

# Do Better:


**Acton**  
lettings@astonrowe.co.uk

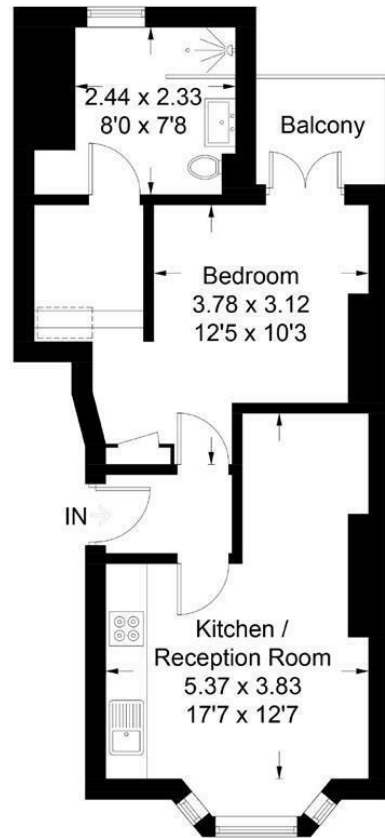
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

### Spencer Road, RGFF

Approximate Gross Internal Area = 43.2 sq m / 465 sq ft  
(Excluding Reduced Headroom)

 = Reduced headroom below 1.5m / 5'0"



### Raised Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID534092)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus] <b>A</b>	
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not energy efficient - higher running costs	
80	
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] <b>A</b>	
[81-91] <b>B</b>	
[69-80] <b>C</b>	
[55-68] <b>D</b>	
[39-54] <b>E</b>	
[21-38] <b>F</b>	
[1-20] <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	



## To Let: £1,850 Per Month

### Spencer Road, Acton W3 6DW

-  1 Reception Rooms
-  1 Bedrooms
-  1 Bathrooms

**The current tenant says:**

**The property is within walking distance of Acton Central and Acton Mainline Elizabeth Line and offers great local amenities based on Churchfield Road.**

A modern furnished one-bedroom flat, located within an attractive period building in the heart of Acton's popular Poets Corner. Recently renovated throughout, this property is ideal for a couple or single occupant. The flat offers an open-plan kitchen and reception room with exposed brick walls, a modern bathroom with a fitted bathtub, and a spacious double bedroom, leading to a private balcony. Additional benefits include its proximity to the amenities of Churchfield Road and its walking distance to Acton Mainline station, served by the Elizabeth Line.

**What's better:**

**A stunning 1 bedroom flat in Poets corner**

