

Location:

Twyford Avenue is a highly popular tree-lined residential road which is ideal for nearby transport and a number of local amenities between Acton and Ealing Common.

Key points:

- 2 Double bedrooms
- 708 sqft
- Great double fronted apartment to the front of the building
- 2 Bathrooms
- Wine fridge
- Share of freehold
- Hand crafted kitchens by John Lewis of Hungerford
- Bay windows
- No onward chain

Do Better:

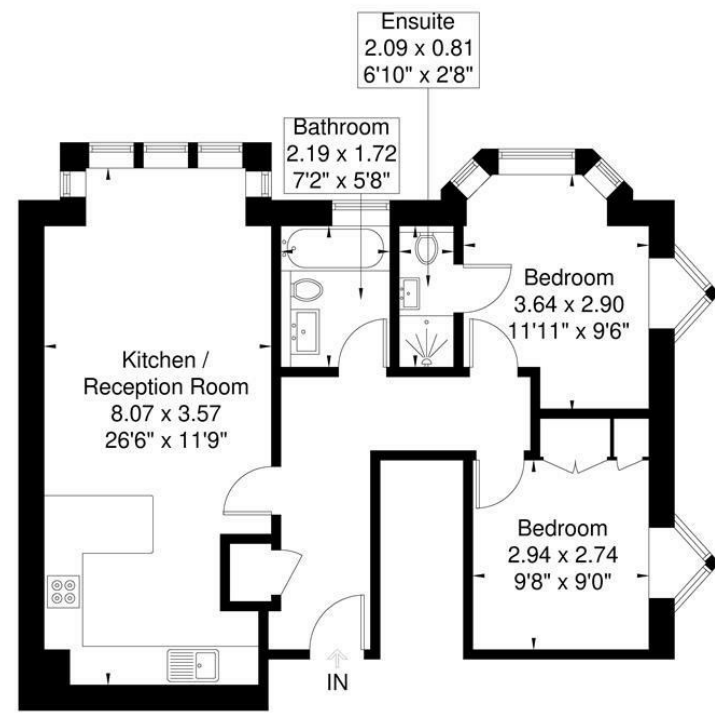
Acton

sales@astonrowe.co.uk

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

020 8992 3600

Twyford Avenue
Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



First Floor
65.8 sq m / 708 sq ft

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 | | 81 | 81 |
| (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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Asking Price £650,000

8 Twyford Avenue, London W3 9QA

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms

The current owner says:

Welcome to Twyford House, a stunning double fronted building situated in Creffield Conservation Area located on Twyford Avenue in the heart of West London. This beautiful building boasts a double fronted design that exudes elegance and charm and homes five luxury apartments.

Flat 4 is a first floor apartment set across the front of the double fronted building and is set across 708 sq ft of living space, with two double bedrooms, two bathrooms, bright and spacious open plan kitchen/living area with a beautiful bay window and great ceiling heights. Further benefits include under floor heating, access to a communal garden, fitted wardrobes, wine fridge and great storage throughout.

In each apartment you benefit from hand crafted kitchens by John Lewis of Hungerford, is both tasteful and functional, featuring Quartz worktops, high-end Miele appliances, and Quooker taps for instant boiling water. The modern and luxury bathrooms feature large Italian tiles, freestanding baths, and brushed brassware. Each apartment benefits the use of a landscaped communal garden, bike storage and a 10 year build warranty.

Conveniently located within a 9 minute walk to Ealing Common tube station providing easy access to the District and Piccadilly lines and West Acton Station, also within walking distance, connects you to the Central line. Additionally, the Elizabeth Line at Acton Mainline Station is within walking distance.

Offered to the market with no onward chain and share of freehold.

What's better:

A brand new two bedroom, two bathroom apartment in W3.

