### Location:

Renoir House is within walking distance to East Acton, Acton Mainline, North Acton and Acton Central stations (Central line, Elizabeth Line, Overground and bus stops).

## Key points:

- Two bedroom apartment
- Two bathrooms (one en-suite)
- Private south-facing balcony overlooking communal gardens
- 888 sq.ft / 82.5 sq.m
- Allocated off-street parking space
- Residents' lifts & Intercom entry system
- No onward chain

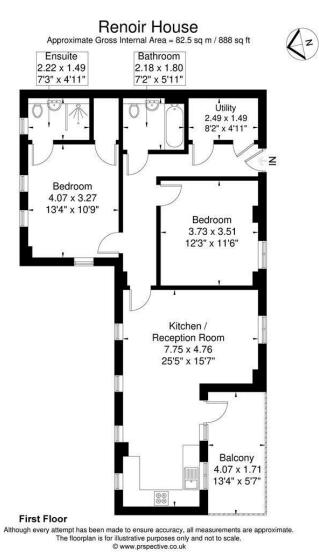
# Do Better:

# Acton

sales@astonrowe.co.uk

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

020 8992 3600



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Γ
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions	s	Г
(92 plus) A			(92 plus) 🖄		
(81-91) B	87	87	(81-91)		
(69-80)			(69-80) C		
(55-68)			(55-68) D		
(39-54)			(39-54)		
(21-38)			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions	3	
	EU Directi 2002/91/E			U Directi	







### A beautifully presented two double bedroom, two-bathroom first floor apartment within a well located, purpose built development in Acton.

Spread over a generous 888 sq.ft, this apartment boasts modern stylish interiors comprising of a large, open-plan kitchen/living space filled with natural light from the floor to ceiling windows and doors leading to a large south-facing balcony overlooking the well-maintained communal gardens. There are also two good sized double bedrooms, with the master offering an en-suite shower room.

Other benefits include a secure allocated parking space.

Renoir House is within walking distance to East Acton, Acton Mainline, North Acton and Acton Central stations (Central line, Elizabeth Line, Overground and bus stops) with a Lidl 0.2 miles away. Ealing Broadway, Chiswick & Shepherds Bush are within a short drive offering a variety of supermarkets, restaurants, bars, cafes and schools, the popular Westfield's retail shopping mall including the cinema complex. The A40 and M4 are easily accessible.

# What's better:

A beautifully presented two double bedroom, two-bathroom first floor apartment within a well located, purpose built development in Acton.









# The current owner says:

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