

Location:

Creswick Road is located within a 12 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Town station for the Piccadilly Line and Ealing Common for the District and Piccadilly Lines.

Key points:

- 709 sqft
- 2 Double bedrooms
- Communal gardens
- Off street parking (First come first served)
- 12 Minute walk to Elizabeth Line
- Long lease
- No onward chain

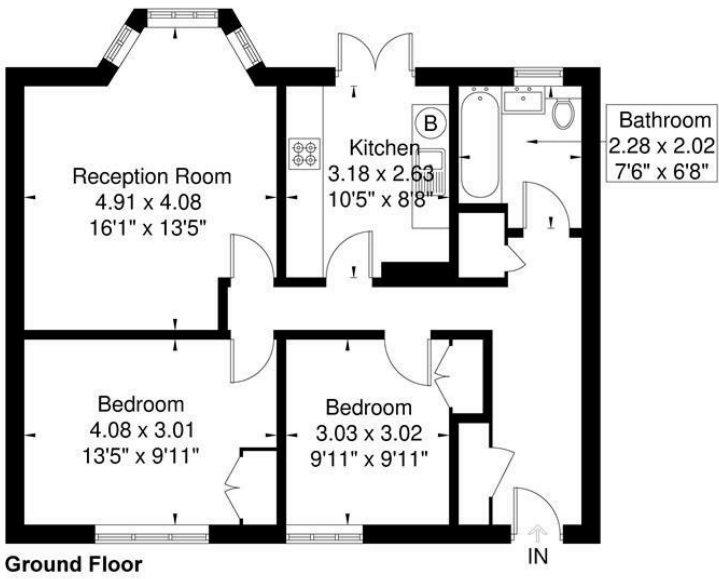
Do Better:

Acton
sales@astonrowe.co.uk

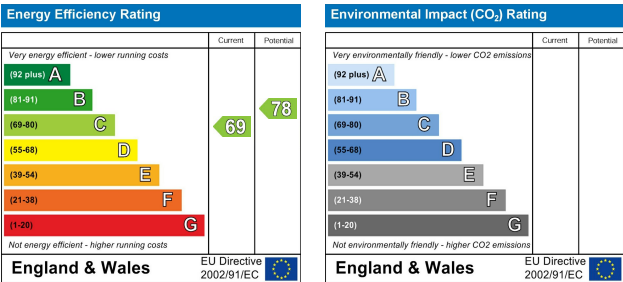
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Edendale, Creswick Road
Approximate Gross Internal Area = 65.9 sq m / 709 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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Asking Price £400,000

Creswick Road, London W3 9HB

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

The property is a 12 minute walk from the new Crossrail station at Acton Mainline Station and a few moments walk to Churchfield Road, and Ealing Common offering a great selection of boutique shops, bars and restaurants.

A two bedroom, ground floor purpose-built flat with maintained communal gardens and off-street parking in Acton.

The accommodation comprises entrance hall, reception room, kitchen, two bedrooms and a family bathroom.

Creswick Road is located within a 12 minute walk of Acton Main Line and the estimated train times from Acton Mainline station are:

- Bond Street - 9 minutes.
- Tottenham Court Road - 11 minutes.
- Liverpool Street - 16 minutes.
- Stratford Station - 25 minutes.
- Canary Wharf Station - 23 minutes.
- Heathrow - Between 18 minutes - 26 minutes for T2/3/4 and 5.
- Reading Station - 46 minutes. Car users have easy access for the M4 & M40 for the daily commute.

Well-placed for local schools including West Acton Primary, St Vincent's RC Primary, The Japanese School, Derwentwater Primary, Ark Soane Academy and Twyford CoFE High.

Total approx floor area 65.90 sq m / 709 sq ft.

Lease: 176 years

Service Charge: £1,560 per annum

Leasehold - No Chain

What's better:

A two bedroom ground floor apartment in W3.

