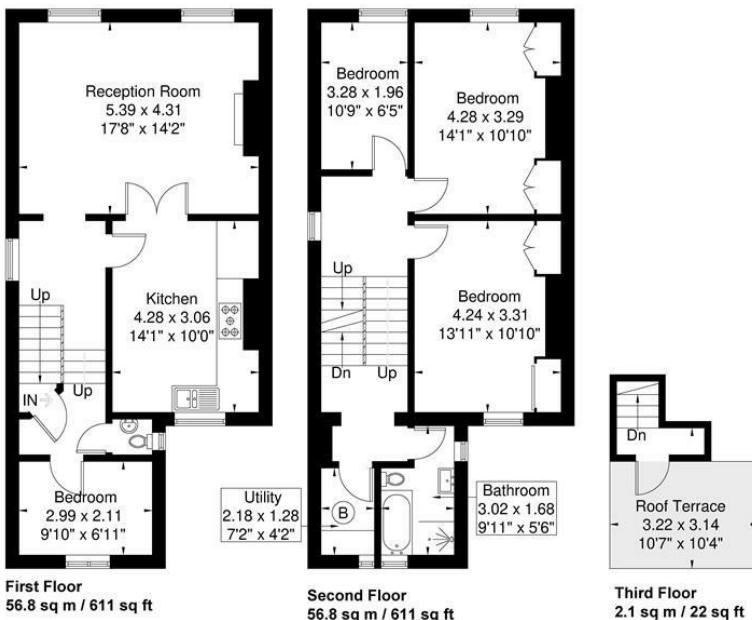


**Location:**

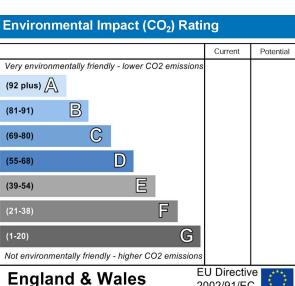
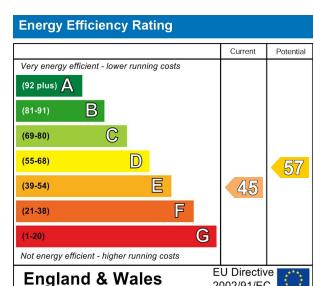
Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. The Elizabeth Line is only a 6-minute walk away.

**Key points:**

- Three/four bedrooms
- Split-level
- 1,488 sq.ft / 134.6 sq.m
- Fantastic room proportions throughout
- Share of freehold
- No onward chain

**Essex Road**  
Approximate Gross Internal Area = 134.6 sq m / 1448 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.  
© www.prspective.co.uk

**Do Better:**

**AR** **Aston**  
**Rowe**

**Acton**

[sales@astonrowe.co.uk](mailto:sales@astonrowe.co.uk)

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

020 8992 3600



**£750,000**

**Essex Road, London W3 9JA**

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



A bright and spacious three/four bedroom split-level flat, set over 1,448 sqft, located on a quiet tree-lined road in Acton.

The first floor offers a large reception room (17'8x14'2), eat-in-kitchen, w/c and bedroom.

The second floor offers three further bedrooms, utility and family bathroom. There are stairs leading out onto a useable roof terrace.

\*Please note that the roof terrace is unofficial and not demised to the property\*

Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries.

The Elizabeth Line is only a 6-minute walk from Essex Road and the estimated train times from Acton Mainline station are:

- Bond Street - 9 minutes.
- Tottenham Court Road - 13 minutes.
- Liverpool Street - 19 minutes.
- Canary Wharf - 23 minutes.
- Heathrow - Between 18 - 26 minute

## What's better:

**A bright and spacious three/four bedroom split-level flat, set over 1,448 sqft, located on a quiet tree-lined road in Acton.**



**The current owner says:**  
**The property is in a fantastic location for the local shops, schools, parks and transport links.**