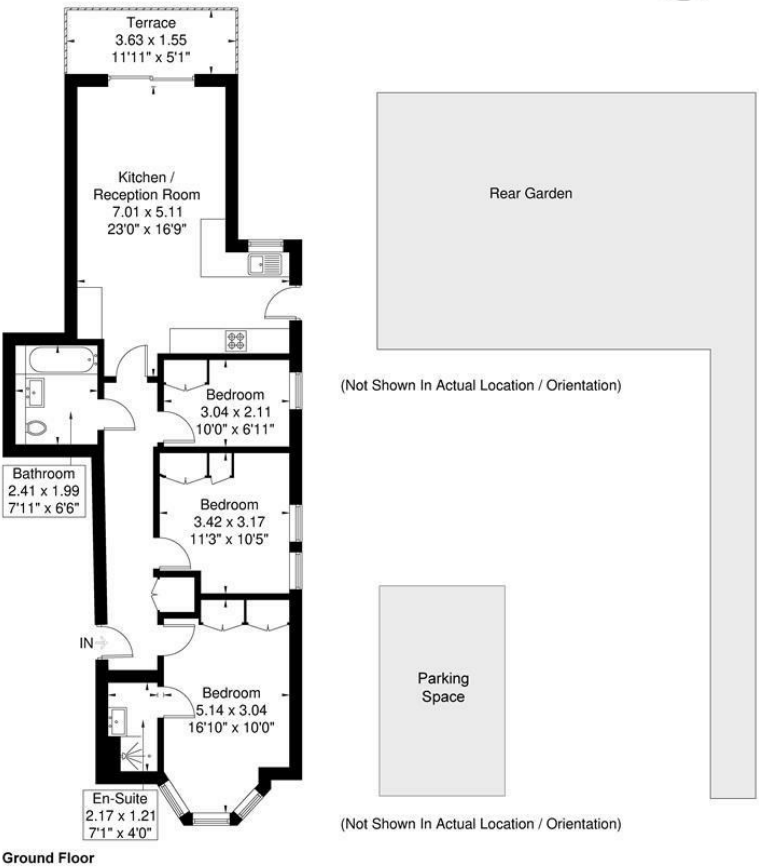# Do Better:

Acton

sales@astonrowe.co.uk

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

020 8992 3600

Aston Rowe

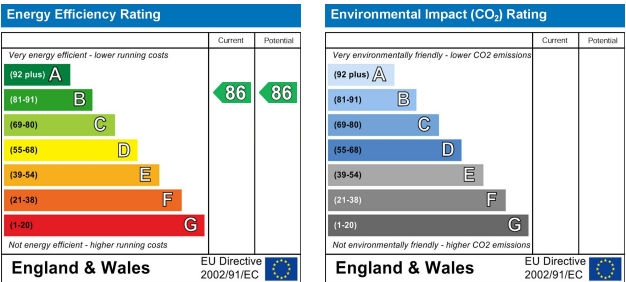### Rosemont Road
Approximate Gross Internal Area = 78.6 sq m / 846 sq ft

Terrace
3.63 x 1.55
11'11" x 5'1"

Kitchen /
Reception Room
7.01 x 5.11
23'0" x 16'9"

Rear Garden

Bedroom
3.04 x 2.11
10'0" x 6'11"

(Not Shown In Actual Location / Orientation)

Bathroom
2.41 x 1.99
7'11" x 6'6"

Bedroom
3.42 x 3.17
11'3" x 10'5"

IN

Bedroom
5.14 x 3.04
16'10" x 10'0"

Parking
Space

En-Suite
2.17 x 1.21
7'1" x 4'0"

(Not Shown In Actual Location / Orientation)

Ground Floor

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		
(81-91) B	86	86
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales | EU Directive 2002/91/EC

Asking Price £850,000

Rosemont Road, London W3 9LY

1 Reception Rooms

3 Bedrooms

2 Bathrooms

Aston Rowe are pleased to present this stunning development of 4x one-bedroom apartments, 3x two bedroom apartments and 2x three bedroom apartments situated in treelined Rosemont Road. Built by Double Line Developments the building combines the best features of an authentic period aesthetic with the benefits of a ground up new build and a premium feel.

The front facade of this Victorian villa has been carefully dismantled and painstakingly rebuilt to its former glory whilst being enhanced with extensive thermal insulation and double glazed timber windows. As part of the restoration, the painted faces of the bricks have been reversed so their original yellow faces are showing to match the adjacent houses and create a significant improvement to the appearance of the street.

Flat 3 - Is a three bedroom, two bathroom ground floor apartment set over 846 sqft with a private South-facing terrace overlooking trees and greenery and has a further garden to the rear. Open-plan living brings a sense of space with different zones for cooking,dining and relaxing that flow seamlessly together thanks to the thoughtful layout and cohesive design. The apartment benefits from a beautifully crafted modern kitchen with built in appliances, slick bathrooms and built in appliances and wardrobes.

Acton is an attractive and vibrant neighbourhood to relocate to with plenty of green open spaces,excellent shopping and leisure facilities as well as fantastic transport links with easy access to both National Rail and London Underground stations.

What's better: