

**Location:**

**Key points:**

- Available now
- Rased ground floor flat
- Newly renovated throughout
- Poets Corner
- Close to Churchfield Road
- Walking distance to Acton Mainline Elizabeth Line
- Acton Park Nearby

# Do Better:

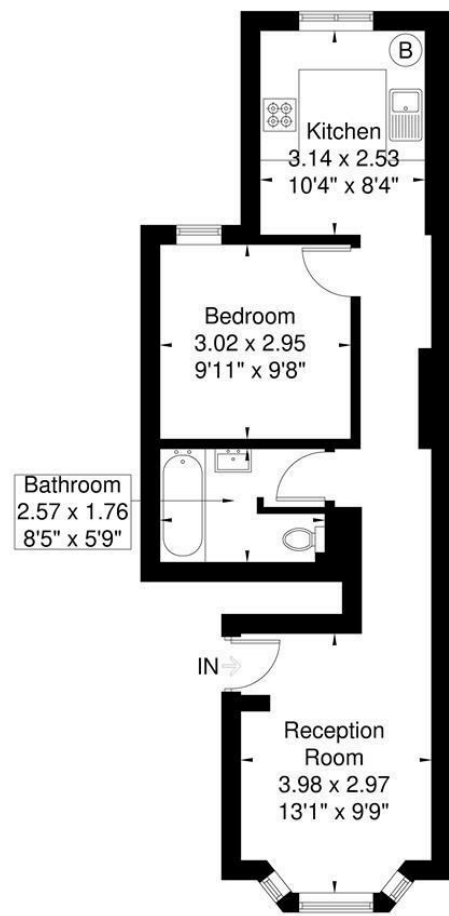
**Acton**  
lettings@astonrowe.co.uk

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

020 8992 3600



**Shakespeare Road**  
Approximate Gross Internal Area = 41.1 sq m / 442 sq ft



**Raised 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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## To Let: £1,700 Per Month

### Shakespeare Road, Acton W3 6SJ

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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EU Directive 2002/91/EC	

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms



The current tenant says:

Newly refurbished throughout and in Acton's popular poets corner.

Newly refurbished throughout, this one-bedroom raised ground floor flat is located in Poets Corner, Acton. Ideal for a couple or a single professional, the property features a bright reception room with bay windows, a brand-new bathroom, brand new kitchen and a double bedroom, and a newly fitted kitchen at the rear of the apartment with a pleasant breakfast bar area.

Shakespeare Road is well situated for easy access to the shops and cafés on Churchfield Road, as well as Acton Park. Transport links are excellent, with Acton Central nearby, Acton Main Line (Elizabeth Line) within walking distance, and easy access to the A40.

EPC rating C

What's better:

A one bedroom raised ground floor flat in Poets Corner.

