

Location:

Acacia Road is ideally located nearby to an array of shops, cafes and bars on Churchfield Road and a 8 minute walk to Acton Mainline which benefits from the Elizabeth Line.

Key points:

- 2 Double bedrooms
- Private garden
- Own front door entrance
- Fantastic location
- Off street parking to the rear of the property
- No onward chain
- Share of freehold
- 8 Minute walk to Acton Mainline (Elizabeth Line)
- Planning permission for development and extending approved

Do Better:

Acton
sales@astonrowe.co.uk

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

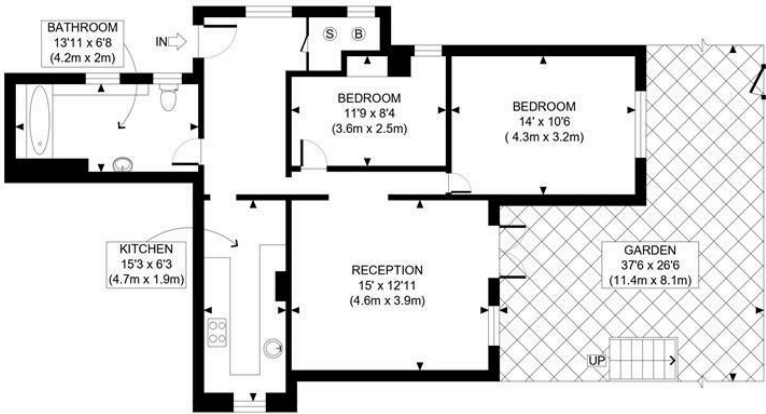
020 8992 3600



Asking Price £550,000

Acacia Road, London W3 6HB

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

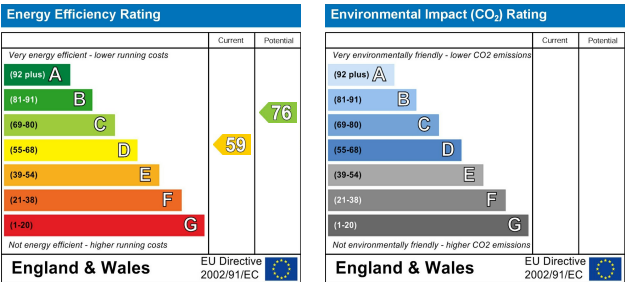


LOWER GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 783 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 783 SQ FT/ 73 SQM

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





A wonderful two bedroom, lower ground floor garden apartment set over 783 sqft, located on a tree-lined road in Acton on the fringes of Poets Corner.

The property features an incredibly bright and spacious lounge to the rear, which opens onto a beautifully landscaped, south-facing garden. Two double bedrooms, separate modern kitchen and a stylish family bathroom suite.

The apartment has Planning permission for a full extension (to integrate the bricked up section at the front of the building into the existing flat link to planning application here -

<https://pam.ealing.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=PLX18BJMJY00&previousCaseNumber=NOJSC>

Also the property has further planning to excavate to provide an extension of the basement level and provision of one front lightwell and one rear lightwell and conversion of existing flat into 2 self-contained flats which comprises of a 1 bedroom apartment and a 2 bedroom garden apartment planning link here - <https://pam.ealing.gov.uk/online-applications/applicationDetails.do?previousCaseType=Property&keyVal=PLX18BJMJY>

Other benefits include own front door, plentiful storage and off street parking to the rear.

Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. The apartment is a 8 minute walk from the Elizabeth Line which offers direct journeys to the heart of London.

The current owner says:

The property benefits from off street parking, share of freehold and no onward chain.

What's better:

A wonderful 2 bedroom garden apartment in W3.

