### Key points:

- Two bedroom ground floor flat
- Available 28th of July
- Part furnished
- Close to Ealing Common station.
- EPC Rating C
- Ealing council tax band D

# Do Better:

## Acton

lettings@astonrowe.co.uk

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

020 8992 3600



First 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. © www.prspective.co.uk

	Current	Potential		Current	Pote
Very energy efficient - lower running costs	Gurran	T Otter Mon	Very environmentally friendly - lower CO2 emission		TOILE
(92 plus) A			(92 plus) 🖄		
(81-91) B			(81-91)		
(69-80) C			(69-80) C		
(55-68) D			(55-68)		
(39-54)			(39-54)		
(21-38)			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emission	s	







Spacious and well-presented two-bedroom ground floor flat located on the border of Acton and Ealing Common. Ideal for a couple or two professional sharers, the property offers two good-sized double bedrooms, a bright reception room with bay windows, and a separate kitchen with dining space.

The flat has been decorated to a good standard throughout and is within walking distance of Ealing Common Station, offering both Piccadilly and District line services. There are also excellent bus links nearby and easy access to the local shops, cafés, and other amenities of Acton and Ealing Common.

## What's better:











## The current tenant says:

