

**Location:**

Birkbeck Avenue is ideally located moments from a number of popular schools and parks. Transport links include Acton Mainline (Elizabeth Line) and Acton Central (Overground) stations. Churchfield Road offers a vibrant café culture and has a great selection of boutique shops, bars and eateries.

**Key points:**

- 4 Double bedrooms
- 2 Bathrooms
- 6 Minute walk to Acton Mainline station (Elizabeth Line)
- 1,934 sqft (Including eaves)
- Downstairs W/C
- Utility room
- Landscaped garden
- Modern family home

**Do Better:**

**Aston**  
**Rowe**

**Acton**

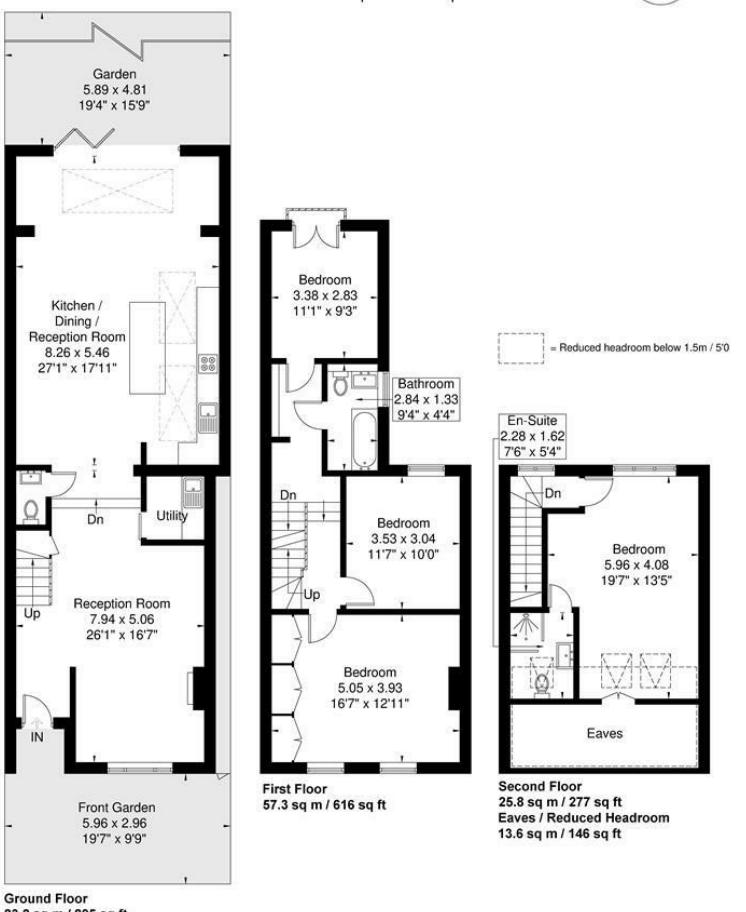
[sales@astonrowe.co.uk](mailto:sales@astonrowe.co.uk)

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

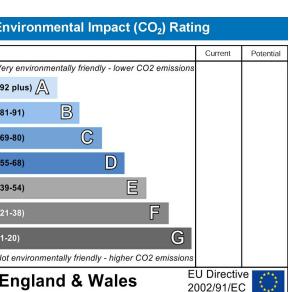
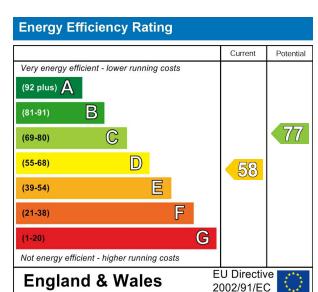
020 8992 3600

**Birkbeck Avenue**

Approximate Gross Internal Area = 166.3 sq m / 1788 sq ft  
Eaves Storage / Reduced Headroom = 13.6 sq m / 146 sq ft  
Total = 179.9 sq m / 1934 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](http://www.prspective.co.uk)



**Asking Price £1,250,000**

**Birkbeck Avenue, London W3 6HX**

- 2 Reception Rooms
- 4 Bedrooms
- 2 Bathrooms



**What's better:**

**A beautifully presented four bedroom semi-detached home in Acton.**



A beautifully presented four double bedroom semi-detached house, situated on one of Acton's premier residential roads. This stunning family home offers over 1,934 sqft (including eaves and reduced head height) of accommodation with a modern and spectacular 27 ft modern open plan kitchen/diner. The ground floor also features a large separate reception room with fire place to the front, high ceilings, utility room, W/C and Bi-fold doors leading out on to a landscaped private garden. The first-floor benefits from a tasteful and well-designed family bathroom, three double bedrooms and the master bedroom which consists of built-in wardrobes and a large bay window. The second floor comprises of another bedroom with large storage room in the eaves and a refurbished en-suite bathroom. This property has been fully refurbished throughout by the current owners and is a six-minute walk to the new Elizabeth Line and moments from the vibrant café culture of Churchfield Road which offers a great selection of boutique shops, bars and eateries. With easy access to North Acton Underground Station (Central Line Zone 2) and M4,A40/M40 (Western Avenue) into central London and the West.

**The current owner says:**

**The property is located in a fantastic location for the local parks, schools, shops and transport links.**