

Location:

Berrymead Gardens is ideally located for the local transport links and amenities on offer on both Churchfield Road and Acton High Street.

Key points:

- One bedroom
- First floor flat
- Period conversion
- Loft room
- Potential to extend (STPP)
- No onward chain
- Share of freehold

Do Better:

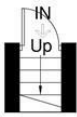
Acton  
sales@astonrowe.co.uk

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

020 8992 3600

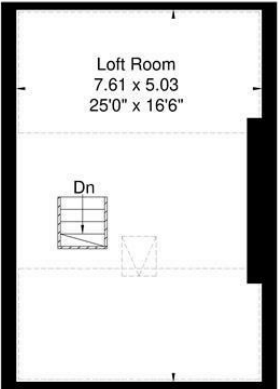
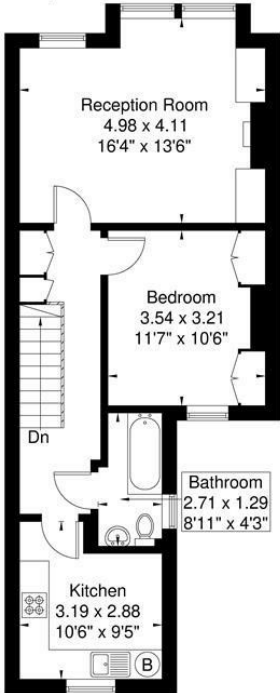
Berrymead Gardens

Approximate Gross Internal Area = 68.7 sq m / 738 sq ft  
Reduced Headroom = 24.3 sq m / 261 sq ft  
Total = 93 sq m / 999 sq ft



Ground Floor  
0.9 sq m / 9 sq ft

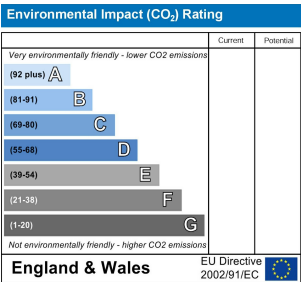
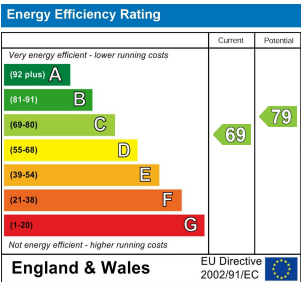
= Reduced headroom below 1.5m / 5'0"



Second Floor  
14 sq m / 150 sq ft  
Reduced Headroom  
24.3 sq m / 261 sq ft

First Floor  
53.8 sq m / 579 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.  
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£375,000

Berrymead Gardens, London W3  
8AA

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms





The current owner says:

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

Aston Rowe are pleased to present this larger than average one bedroom first floor flat, located in a popular residential area of Acton.

The property is perfect for a first time buyer or buy to let investor and features a bright and spacious front reception room, a separate kitchen with dining space, bathroom, and a generously sized double bedroom with built-in storage. The property offers a loft room, which is currently being used as a guest room.

The property benefits from a share of freehold, no onward chain and also offers potential to extend, subject to planning permission via Ealing Council, providing buyers with an exciting opportunity to further enhance the space.

Well located for access to Acton Town and Acton Central stations. The property is just an 15-minute walk to Acton Main Line station, which benefits from the fast and convenient Elizabeth Line service. It is also within walking distance of the amenities on Churchfield Road and Acton High Street and offers convenient access to the A40 for excellent road links.

**What's better:**

**The property benefits from a share of freehold and also offers potential to extend, subject to planning permission via Ealing Council, providing buyers with an exciting opportunity to further enhance the space.**

