Location:

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

Key points:

- 2 Bedrooms
- Poets Corner
- Share of Freehold
- Wonderful period features
- Split level apartment
- Walking distance to Churchfield Road
- 13 Minute walk to Elizabeth Line (Acton Mainline)
- No onward chain
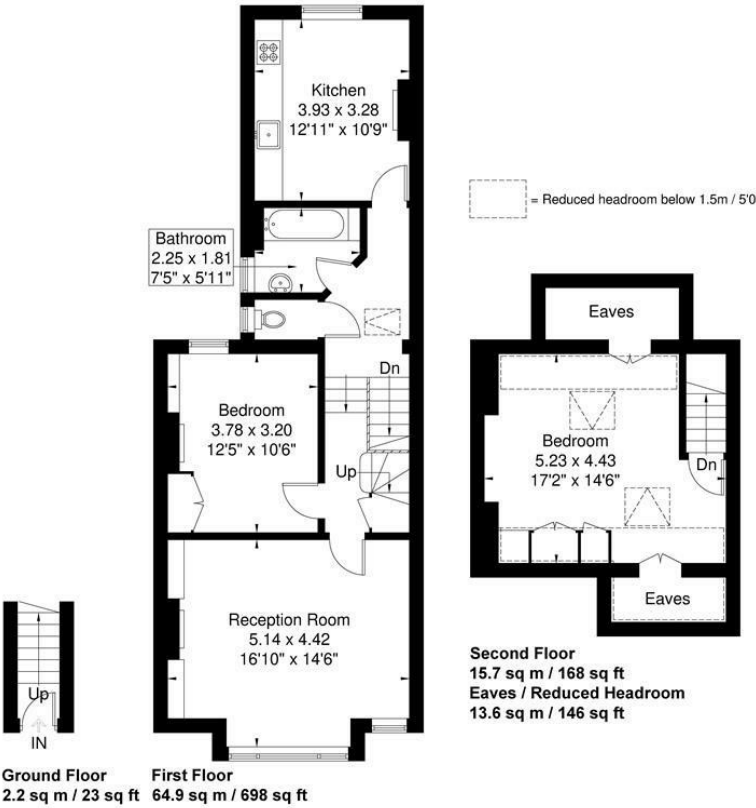- New windows installed by Anglian Windows (Everest)

Do Better:

Acton

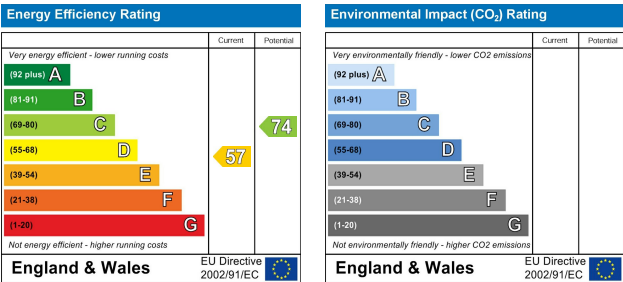sales@astonrowe.co.uk

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

020 8992 3600

AR Aston Rowe

Maldon Road

Approximate Gross Internal Area = 82.8 sq m / 889 sq ft
Eaves / Reduced Headroom = 13.6 sq m / 146 sq ft
Total = 96.4 sq m / 1035 sq ft

= Reduced headroom below 1.5m / 5'0

Kitchen
3.93 x 3.28
12'11" x 10'9"

Bathroom
2.25 x 1.81
7'5" x 5'11"

Bedroom
3.78 x 3.20
12'5" x 10'6"

Dn

Up

Eaves

Bedroom
5.23 x 4.43
17'2" x 14'6"

Dn

Eaves

Reception Room
5.14 x 4.42
16'10" x 14'6"

Second Floor
15.7 sq m / 168 sq ft
Eaves / Reduced Headroom
13.6 sq m / 146 sq ft

Up

IN

Ground Floor
2.2 sq m / 23 sq ft

First Floor
64.9 sq m / 698 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Asking Price £675,000

Maldon Road, Acton W3 6SU

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

A bright and spacious two-bedroom, split-level apartment situated on one of Acton's premier residential roads in the heart of Poets Corner. Ideal for a first-time buyer or buy to let investor, this property offers a wealth of accommodation space and is set over 1,035 sqft. This modern apartment benefits from two bedrooms, an excellent sized double reception room which creates a great space to relax. The apartment also comprises of a modern separate kitchen and family bathroom. Other benefits include a share of freehold, high ceilings and period features. The property is within walking distance 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. This property is offered to the market with no onward chain.

What's better:

A wonderful 2 bedroom split level apartment in the heart of Poets Corner.