## Robertson Smith & Kempson







## Messaline Avenue, W3

£1,200,000

A four bedroom Edwardian family home located moments from the new Elizabeth line station, Acton Main Line. The property offers almost 2000 sq.ft of accommodation arranged over three floors and has a large private garden.

Messaline Avenue is within 200 metres of Acton Main Line and is half a mile from the shops and amenities of Churchfield Road and Acton Central station.

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Total area (approx.): 178.2 sq. m (1,918.1 sq. ft) (Excluding Eaves) Balcony area (approx.): 0.7 sq. m (7.5 sq. ft)

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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

