

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
- Newly converted flat
- Ground floor
- 490 sq.ft / 45.6 sq.m
- No onward chain
- Long lease

Do Better:

Acton

sales@astonrowe.co.uk

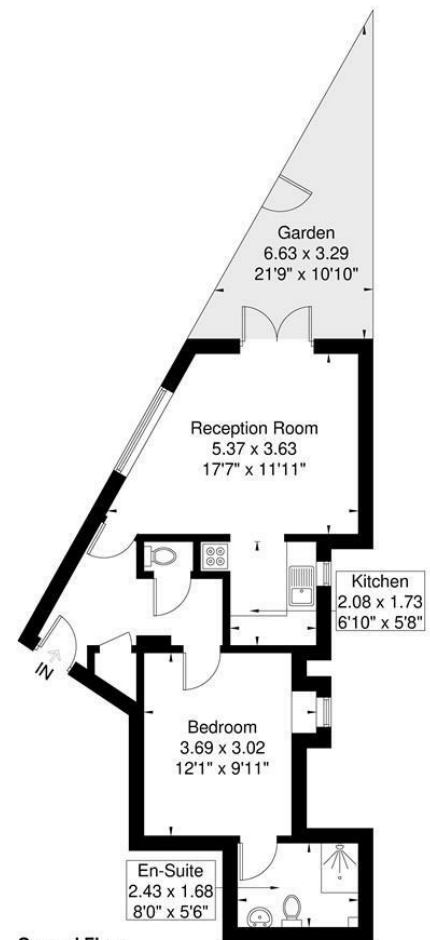
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Aston Rowe



Berrymead Gardens
Approximate Gross Internal Area = 45.6 sq m / 490 sq ft



Ground 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Asking Price £325,000

**Berrymead Gardens, London W3
SAA**

- 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 newly converted one bedroom, ground floor garden flat in Acton.

The property is perfect for a first time buyer or buy-to-let investor and features a bright and spacious open-plan kitchen living area, one bedroom and a family bathroom.

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:

A modern, newly converted one bedroom ground floor garden flat in Acton.

