

Location:

The property is a 4 minute walk Acton Town (Piccadilly and District Line) & a short walk to South Acton Station (Overground).

Key points:

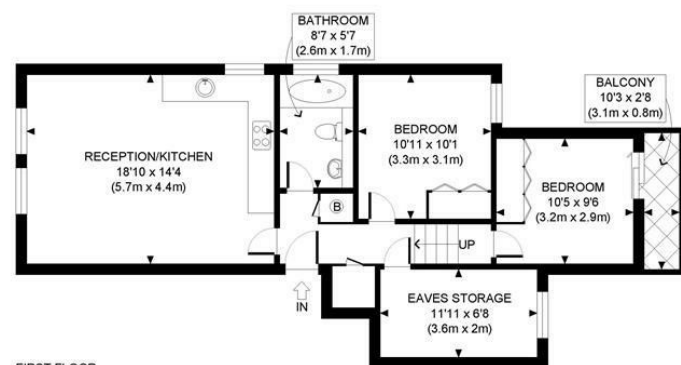
- 2 Double Bedrooms
- Off-street parking
- Balcony overlooking private gardens below
- High ceilings and underfloor heating throughout
- Utility room
- Fantastic storage
- Modern apartment
- 4 Minute walk to Acton Town tube station
- Built in wardrobes in both bedrooms
- Mill Hill Conservation Area

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



FIRST FLOOR
GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE 706 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 620 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 706 SQ FT/ 66 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 620 SQ FT/ 58 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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			
		76	76
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 £550,000

Heathfield Road, Acton W3 8EL

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

Additional features include high ceilings, off street parking, fantastic storage and private balcony.

OFFERED WITH NO ONWARD CHAIN! An exceptional two-bedroom first-floor apartment, set within the highly regarded Mill Hill Conservation Area, spanning approximately 706 sq ft (including eaves storage) of beautifully presented internal space, thoughtfully designed over two tiers. Located on a peaceful, tree-lined road in Acton, the property is just a four-minute walk from Acton Town Tube Station.

The heart of the home is an incredibly bright and expansive open-plan kitchen, living and dining area to the front.

Both bedrooms are comfortable doubles, with bespoke fitted wardrobes and cabinetry. The back bedroom opens onto a balcony that overlooks the private gardens below. The bathroom is contemporary and stylish. A utility room, high ceilings and underfloor heating throughout, plus ample storage further enhance the appeal of this thoughtfully laid-out home, curated and designed by top interior designers Studio Iro.

The apartment comes with one off-street parking space in front of the building.

Heathfield Road is in a peaceful pocket of Acton within a short walk from Gunnersbury Park, Acton Town (District and Piccadilly Line) and South Acton Overground stations. The property also provides easy access to Acton Main Line (Elizabeth Line) station, the A4, M4 and Heathrow airport. You are also within a short walk of the vibrant cafe culture of Churchfield Road which

What's better:

A wonderful two bedroom apartment in Mill Hill Conservation area.

