Location:

The property is a 4 minute walk Acton Town (Piccadilly and District Line and connecting to the Elizabeth Line at Ealing Broadway) & a short walk to South Acton Station (Overground).

Key points:

- 2 Double Bedrooms
- West facing landscaped private garden
- Fantastic storage throughout
- Modern apartment
- 4 Minute walk to Acton Town tube station
- 811 sqft
- EPC rating C
- Long lease
- Short walk to Gunnersbury Park
- Herringbone engineered wood flooring and wet underfloor heating throughout

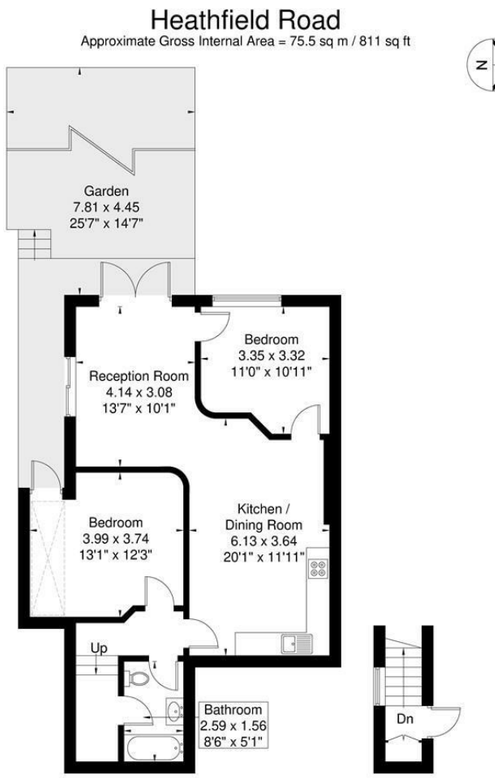
Do Better:

Acton
sales@astonrowe.co.uk

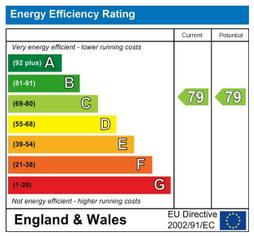
57-59 Churchfield Road,
Acton, London, W3 6AY

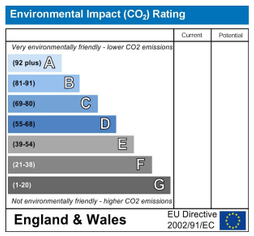
020 8992 3600





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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Offers In Excess Of £600,000

Heathfield Road, London W3 8EL

2 Reception Rooms
2 Bedrooms
1 Bathrooms



An exceptional two-bedroom lower ground floor garden apartment, set within the highly regarded Mill Hill Conservation Area, spanning approximately 811 sq ft of beautifully presented internal space. 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, dining and living area to the rear. Thoughtfully designed with clearly defined spaces for entertaining and relaxing, it offers the feel of two separate reception rooms while maintaining the sociable flow of modern open-plan living. The reception area seamlessly extends onto the stunning west-facing landscaped garden through impressive dual-aspect floor-to-ceiling sliding and pivot doors, flooding the space with natural light and creating a wonderful sense of indoor-outdoor living. Arranged over two tiers, the garden boasts a lower and upper patio area that is perfect for outdoor dining and entertaining, all while enjoying a high degree of privacy.

Both bedrooms are generous doubles, and the property is further complemented by a stylish family bathroom and a useful storage cupboard.

Heathfield Road is situated in a peaceful pocket of Acton, within a short walk of Gunnersbury Park, Acton Town (District and Piccadilly lines) and South Acton Overground stations. The property also provides easy access to Acton Main Line (Elizabeth Line) station, the A4, M4 and Heathrow Airport, and also benefits from easy access to Chiswick, 25 mins walk or direct bus route (E3) to Turnham Green and Chiswick High Road. You are also just moments from the vibrant café culture of Churchfield Road, which offers an excellent selection of independent shops, bars and eateries, with a more comprehensive range of local amenities available nearby.

The current owner says:

Sitting in the living room is a moment of peace, no neighbours overlooking, you forget you are in London

What's better:

A wonderful two bedroom garden apartment in Mill Hill Conservation area.



