

**Location:**

Located within a short walk to Acton mainline station, Acton Central and North Acton underground, and close to the superb amenities of Acton including the ever popular Churchfield village.

**Key points:**

- Available Now
- Two bedroom flat
- Separate reception
- Private garden
- Next to Acton Main Line

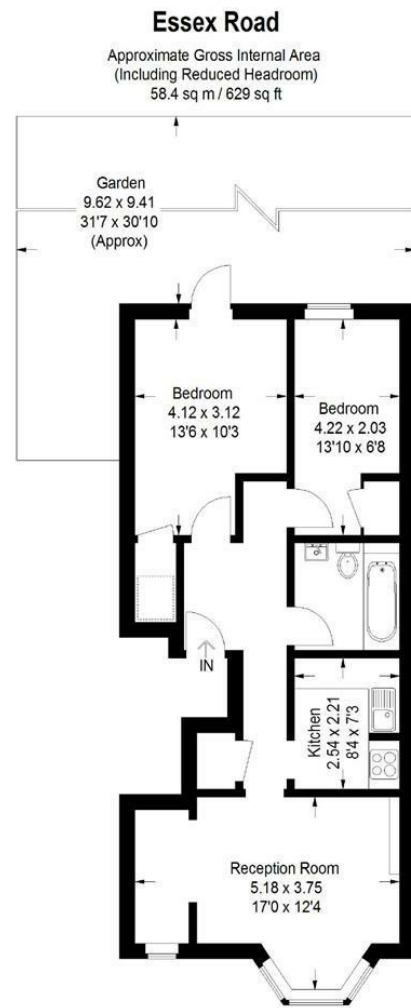
# Do Better:

**Acton**  
lettings@astonrowe.co.uk

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

020 8992 3600

# Aston Rowe



**Ground Floor**

▭ = Reduced headroom below 1.5 m / 5'0  
Illustration for identification purposes only,  
measurements are approximate, not to scale.  
FloorplansUsketch.com © 2018 (ID 461793)

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	1	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## To Let: £2,200

### Essex Road, London W3 9JA

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

The current tenant says:

Aston Rowe are pleased to present this lovely two bedroom garden flat, situated on a quiet residential road in the heart of Acton. This ground floor flat benefits from a spacious front reception with partially separated large kitchen space. The rear of the flat comprises the family bathroom, a large master bedroom and second bedroom, either small double or spacious single, both with built in storage, while the private garden is accessible at the rear as well and further benefits from a storage shed and paved patio area. Located within a short walk to Acton mainline station, Acton Central and North Acton underground, and close to the superb amenities of Acton including the ever popular Churchfield village.

EPC D rating.  
Council tax band D

What's better:

Two bedroom garden flat in popular road

