

**Location:**

Friars Place Lane is in a popular residential area just a few minutes walk away from Acton Central and East Acton tube. Additionally, there is quick road access onto the A40, A4 and M4.

**Key points:**

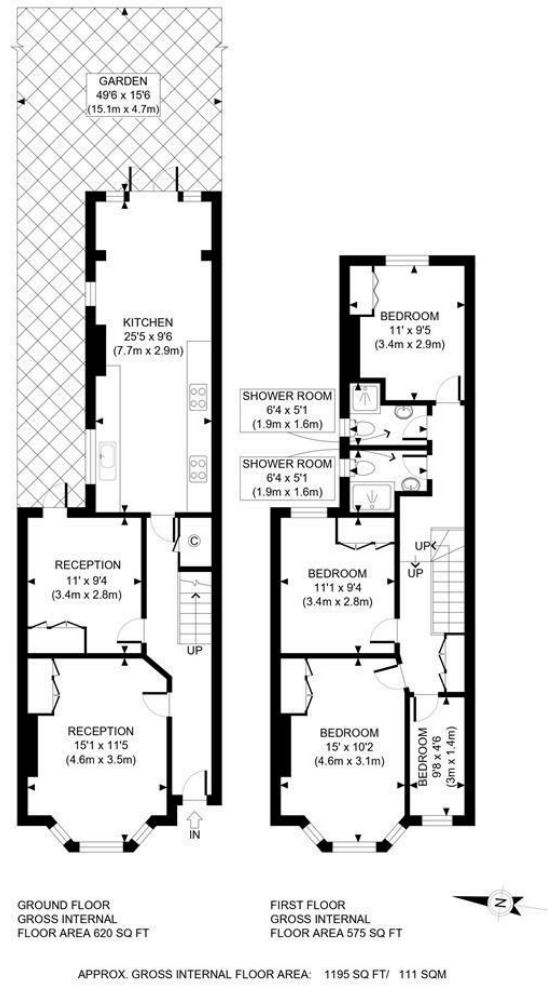
- 5/6 bedrooms
- Off street Parking for 2 cars
- 2 Reception rooms
- 1,195 sqft
- Period property
- 2 Bathrooms
- Built in Wardrobes in most bedrooms
- Great storage throughout
- Electric heating throughout
- Available now

# Do Better:

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

020 8992 3600



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.

PROPERTY PHOTO PLANS

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	53	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

England & Wales EU Directive 2002/91/EC



£4,250

Friars Place Lane, London W3 7AG

- 1 Reception Rooms
- 5 Bedrooms
- 2 Bathrooms



The current owner says:

**Friars Place Lane is presented with no upper chain and has been fully renovated through out.**

A 5/6 bedroom house, available now. Set back from the road on a prime residential street within the popular Goldsmith Estate, this fantastic four-bedroom, two-bathroom terraced house has been fully renovated to a high standard throughout.

the property offers generous living space, including two reception rooms, and benefits from electric heating throughout. There is excellent off-street parking for two cars and a well-maintained 49ft rear garden.

Conveniently located, the property is just moments from the amenities of Churchfield Road and within walking distance of Acton Mainline Station (Elizabeth Line). It also provides easy access to Acton Central, East Acton Underground Station, and the M4/A40 motorways, offering excellent transport links into and out of London.

this beautifully presented home is ready for immediate occupation. A new EPC is in the process of being booked.

**What's better:**

**A four bedroom home with off street parking in W3.**

