

Location:

Julian Avenue is ideally positioned just a 5-minute walk from the Elizabeth Line, and a short distance from the vibrant café culture of Churchfield Road with its boutique shops, bars, and eateries.

Key points:

- Two bedrooms
- Ground floor garden flat
- 750 sq ft / 69.7 sq m
- Ample storage
- Attractive period conversion
- No onward chain

Do Better:

AR **Aston**
Rowe

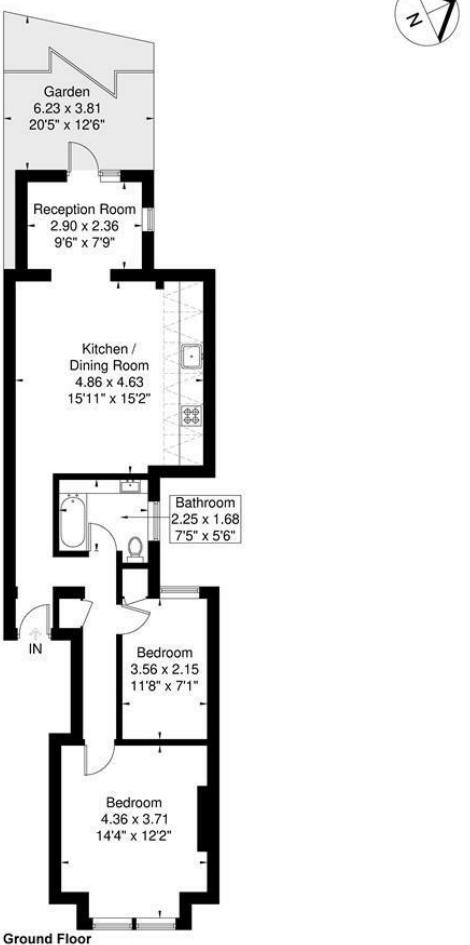
Acton

sales@astonrowe.co.uk

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

020 8992 3600

Julian Avenue
Approximate Gross Internal Area = 69.7 sq m / 750 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
www.prspective.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 65 | 73 |
| (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 | | |



£600,000

Julian Avenue, London W3 9JF

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



Positioned within an attractive period building is this bright and spacious two bedroom ground floor garden flat, located a stone's throw away from Acton Main Line Station for the Elizabeth Line.

Offering 750 sq ft of comfortable living space, the home provides two double bedrooms, a family bathroom, ample storage, and a large open plan kitchen/living area with doors leading out to a 20ft west-facing rear garden.

Julian Avenue is ideally positioned just a 5-minute walk from the Elizabeth Line, and a short distance from the vibrant café culture of Churchfield Road with its boutique shops, bars, and eateries. It also offers easy access to Acton Central (Overground) and Acton Town (District/Piccadilly) and major road links including the M4, A40, and M40, providing convenient routes into Central London and the West.

The current owner says:
The property is in a fantastic location for the local shops, schools, parks and transport links.

What's better:

Offering 750 sq ft of comfortable living space, the home provides two double bedrooms, a family bathroom, ample storage, and a large open plan kitchen/living area with doors leading out to a 20ft west-facing rear garden.

