

**Location:**

The property is set in the popular Acton Gardens development and is close by to all the amenities of both the Chiswick High Road and Acton High Street. Both South Acton Station (Overground) and Acton Town (District and Piccadilly) are less than five minutes' walk from the property.

**Key points:**

- Two double bedrooms
- Two bathrooms (one en-suite)
- Fifth floor apartment with lift
- Large west-facing balcony
- Long lease
- No onward chain

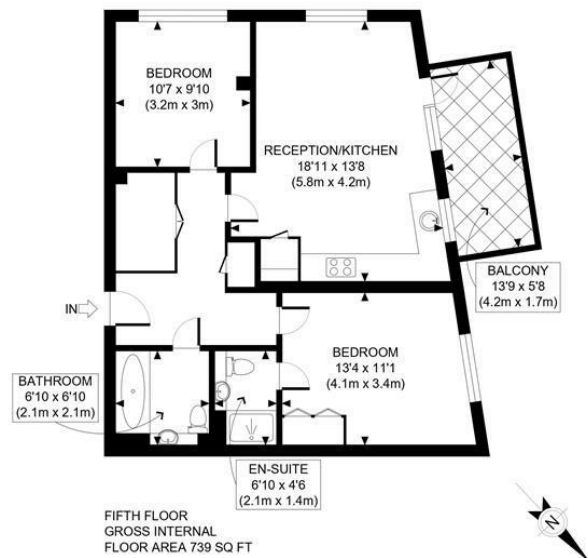
# Do Better:

**Acton**

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

020 8992 3600



**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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
85	85		

Energy Efficiency Rating: A (82+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 85, Potential: 85.

Environmental Impact (CO<sub>2</sub>) Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: [blank], Potential: [blank].

England & Wales EU Directive 2002/91/EC

£525,000

Whelan Road, London W3 8UD

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



The current owner says:

**We love having the gym, café and supermarket on our doorstep, and Chiswick High Road so close is a real treat.**

A bright and spacious two double bedroom apartment set within the popular Acton Gardens development.

The dual aspect living room is flooded with natural light and leads out onto a large private Balcony. The property also comprises of a family bathroom and an additional en-suite off the principle bedroom.

Dickinson Court is located within short walking distance to both Acton Town (Piccadilly and District Line) and South Acton (Overground) Stations. Acton Mainline Station for the Elizabeth Line is also within walking distance. Major roads including the A40, A4 and M4 are close by making access to Central London and further out west easily accessible. Green spaces include South Acton and Gunnersbury Park which is a short walk away. Local amenities are in an abundance near the property, with artisan bakeries, cafes, restaurants, gastro pubs that can be found on nearby Acton High Street and Chiswick High Road.

**What's better:**

**A beautifully presented two double bedroom apartment set within a modern development in Acton.**

