

**Location:**

**Key points:**

- 10 year Protek Building Warranty
- 543 sqft 1 bed with terrace
- EPC B Rating
- Walking distance to Acton Mainline on Elizabeth Line
- Low Energy Heate exchanger temperature controls
- Share of freehold with 999 year lease
- High specification finish
- Bosch Appliances

# Do Better:

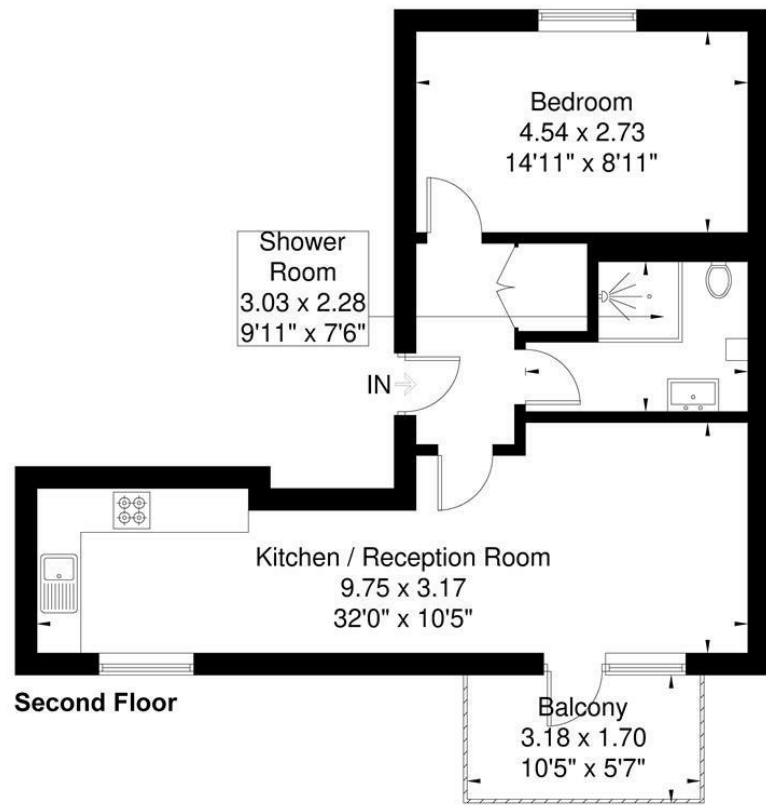
**Acton**

sales@astonrowe.co.uk

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

020 8992 3600

**Lynton Road**  
Approximate Gross Internal Area = 50.5 sq m / 543 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.  
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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			
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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**£525,000**

**Lynton Road, London W3 9HP**

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms



## The current owner says:

Lynton Road is well located, only a few minutes walk from Acton Mainline station on the Elizabeth line, but is also well located for the A40, into and out of London, the M4 and local shops on Churchfield Road, Westfield and Ealing Broadway.

Welcome to this exciting new development on Lynton Road, a few minutes walk from Acton Mainline for the Elizabeth Line.

A contemporary, collection of just nine 1, 2 and 3 bedroom apartments, offering duplex apartments, high specification finishes by a leading local developer, and with private outside space and parking to selected units, we are now taking registrations for a formal launch.

This larger than average 1 bedroom, 1 bathroom 543 sqft top floor apartment offers a private balcony, private bicycle storage and a modern specification with high ceilings and generous natural light.

Offering a high specification, built to modern building regulations, this development offers an energy efficient home, with an EPC rating of B, built for modern living. The specification includes Compact P- low energy heat exchange ventilation system for heat and cooling temperature control, acoustic efficiency windows and doors, and robust thermal insulation.

The interior are high specification installations including bespoke joinery wardrobes, Super Matt bespoke kitchens with solid stone worktops, Natural oak engineered wood floors in a Herringbone style, Bosch kitchen appliances, and Porcelain tiled bathrooms with wall hung toilets and vanity units.

Please contact our new homes team for further information or to arrange a viewing. Photos of show flat.

## What's better:

This is a stunning new build, boutique development of just 9 high specification, EPC B apartments moments from the Elizabeth line.

