

Location:

Ideally positioned within easy walking distance of Acton Main Line Station (Elizabeth Line), Acton Central Station (London Overground), and the open green spaces of Acton Park, the property is perfectly placed to enjoy everything the local area has to offer.

Key points:

- Beautifully presented two-bedroom garden flat
- Impressive open-plan kitchen/reception room
- Private rear garden - c. 50ft
- Separate garden office – ideal for working from home
- Approximately 604 sq ft of internal accommodation
- Just a two-minute walk from Acton Main Line station & the Elizabeth Line
- No onward chain

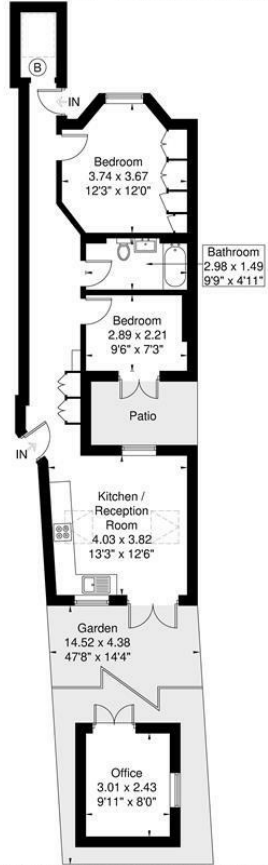
Do Better:

Acton
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Acton, London, W3 6AY

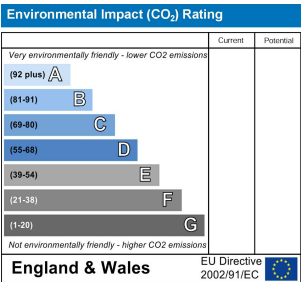
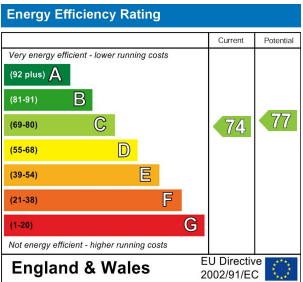
020 8992 3600

York Road
Approximate Gross Internal Area = 56.2 sq m / 604 sq ft
Reduced Headroom = 1.2 sq m / 12 sq ft
Office = 7.7 sq m / 82 sq ft
Total = 65.1 sq m / 698 sq ft



Lower Ground Floor Reduced Headroom Office
56.2 sq m / 604 sq ft 1.2 sq m / 12 sq ft 7.7 sq m / 82 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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£500,000

York Road, London W3 6TP

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

The property is ideally positioned for easy access to an excellent selection of local shops, highly regarded schools, green open spaces and convenient transport links.

A beautifully presented two-bedroom garden flat, ideally positioned on a quiet tree-lined road just a two-minute walk from Acton Main Line station and the Elizabeth Line.

The property has been thoughtfully designed to create a stylish and practical home, with the standout feature being the impressive open-plan kitchen/reception room to the rear. Flooded with natural light from overhead skylights, the space incorporates a contemporary fitted kitchen alongside living and dining areas, with doors opening directly onto the private rear garden.

The accommodation further comprises two bedrooms and a family bathroom, while the principal bedroom benefits from excellent built-in storage.

Outside, the private rear garden provides an attractive extension of the living space, with both patio and lawned areas. At the rear sits a separate garden office, creating an ideal work-from-home space away from the main accommodation.

York Road is exceptionally well placed for commuters, with Acton Main Line and the Elizabeth Line approximately two minutes' walk away, providing fast and convenient connections into Central London and beyond. The property is also well positioned for the shops, cafés and amenities available throughout Acton.

What's better:

A beautifully presented two-bedroom garden flat, ideally positioned on a quiet tree-lined road just a two-minute walk from Acton Main Line station and the Elizabeth Line.

