

**Location:**

Creswick Road is located within a 15 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Town station for the Piccadilly Line and Ealing Common for the District and Piccadilly Lines.

**Key points:**

- Underfloor heating throughout
- Available mid August
- Private Balcony
- Short Walk to Elizabeth Line
- Stunning high ceilings
- Modern Appliances
- Bespoke Joinery TV/ Vanity units and wardrobes
- Bespoke Italian Kitchens

# Do Better:

**Acton**  
sales@astonrowe.co.uk

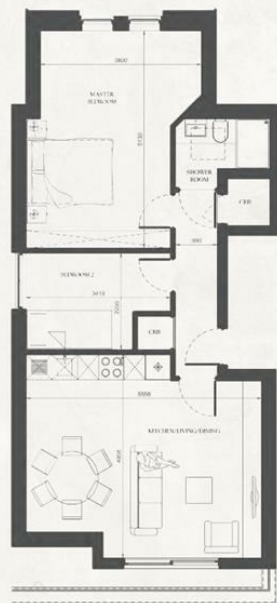
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**APARTMENT 8 | 2ND FLOOR**  
2 BED, 1 BATHROOM

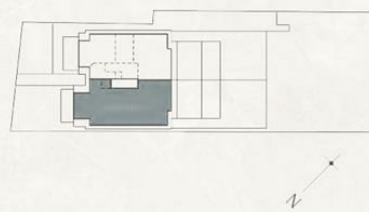


Apartment 8 is a well-considered two-bedroom home located on the second floor, offering a compact yet balanced layout with a strong sense of light and openness. The open-plan kitchen, living and dining area forms the heart of the apartment, creating a comfortable and flexible living space suited to both everyday living and entertaining.

Two well-proportioned bedrooms are arranged to provide comfort and privacy. The principal bedroom is positioned to maximise natural light, while the second bedroom offers flexibility for guests, home working or additional storage. A contemporary shared bathroom serves the apartment, finished to the same high standard found throughout the development.

Thoughtful circulation, integrated storage and clear zoning ensure the apartment feels calm, practical and easy to live in, making it a refined upper-floor home ideal for modern city living.

Dimensions	m2	ft2
Total Gross Internal Area <i>*Includes internal walls</i>	60m2	645ft2
Outdoor Space	5.7m2	62ft2



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**£3,250 Per Month**

**Creswick Road, Acton W3 9HF**

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

## The current owner says:

**This property has been delivered with no expense spared, and the developer has really thought and understood the requirements of the end user, and delivered a quality home to suit those needs. It needs to be viewed to be appreciated.**

A new development of 8 boutique apartments in the heart of Acton. Fronting a leafy tree-lined road in the London Borough of Ealing, Creswick Residences combines the best of contemporary British architecture with highly functional interiors. Perfect choice for those who want to enjoy London's more traditional character but with high quality design of brand new construction, by a leading local developer.

Flat 8 - Is a two bedroom top floor apartment set over 645 sqft with a private west-facing terrace/ balcony and incredible high ceilings throughout.

Constructed with a high specification, and use of quality materials expertly crafted with the utmost care and consideration to detail makes each apartment distinctive and exclusive. Spatial awareness is one of the key elements of our design ensuring well flowing and zoned areas in all apartments.

General Features includes wide-plank white washed oak floors throughout, aluminium windows and doors, underfloor heating, high ceilings and excellent acoustic insulation are features throughout. There are bespoke joinery TV and dining areas, built in wardrobes and vanity units delivered to a high standard.

Kitchens are Italian bespoke crafted joinery, with Quartz worktops, full height splashbacks and elegant recessed spotlights, Smeg Siemens or Miele appliances depending on the unit, ceramic hobs and Lusso taps.

Bathrooms feature a luxurious design scheme of sandstone effect wall and

## What's better:

**This contemporary development has been finished with a stunning colour palette that feels inviting and homely with lots of modern features for a buyers enjoyment. We particularly like the high ceilings, underfloor heating and bespoke joinery that make these inviting homes.**

