

Location:

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.

Key points:

- Share of freehold with 999 year leases
- Large 607sqft 1 bed with terrace
- Engineered Herringbone flooring
- 10 Structural build warranty
- EPC B
- Bespoke Wardrobes & Kitchens
- Share of Freehold with 999 year leases
- Separate bike storage

Do Better:

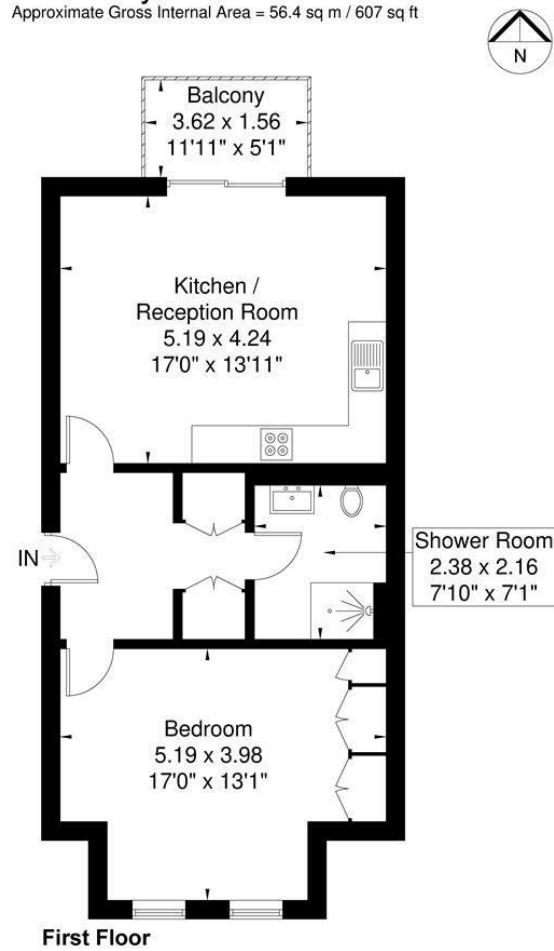
Acton

sales@astonrowe.co.uk

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

020 8992 3600

Lynton Road
Approximate Gross Internal Area = 56.4 sq m / 607 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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£585,000

Lynton Road, London W3 9HP

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

England & Wales EU Directive 2002/91/EC

| Environmental Impact (CO ₂) Rating | |
|--|-----------|
| Current | Potential |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |

England & Wales EU Directive 2002/91/EC

- 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 607sqft first 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.

What's better:

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

