

**Location:**

Creffield Road is a sought-after residential address, ideally located for a range of local amenities and transport links. Acton Central (Overground) and Acton Main Line (Elizabeth Line) are both within easy reach, providing fast connections into Central London.

**Key points:**

- Two-bedroom first floor flat
- 828 sq.ft / 77 sq.m
- Set within an attractive period conversion
- Sought-after residential location
- Long lease
- No onward chain

# Do Better:

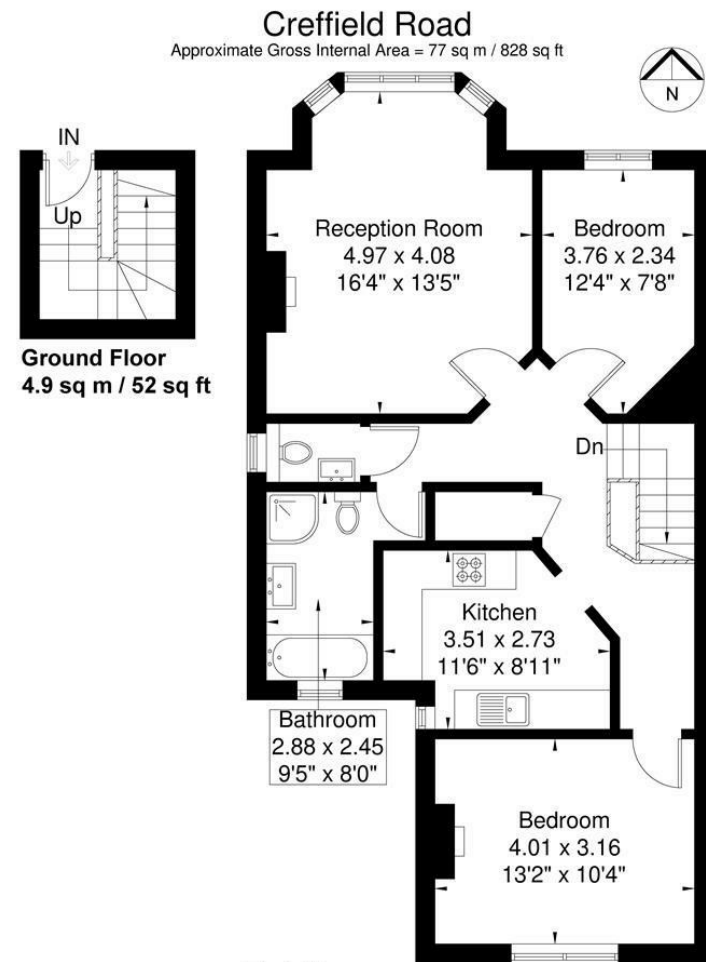
**Acton**

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# Aston Rowe



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk

## £565,000

## Creffield Road, London W3 9PX

| Energy Efficiency Rating |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--------------------------|-----------|--|-----------|
| Current                  | Potential | Current  | Potential |
| 58                       | 66        |  |           |

Energy Efficiency Rating: A-G scale. Current: 58, Potential: 66.

Environmental Impact (CO<sub>2</sub>) Rating: A-G scale. Current: (blank), Potential: (blank).

England & Wales EU Directive 2002/91/EC

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

**The property is in a fantastic location for the local shops, schools, parks and transport links.**

A well-proportioned two-bedroom first floor flat, set within an attractive period conversion on the desirable Creffield Road.

Offering approximately 828 sq ft of internal space, the property provides bright and spacious accommodation throughout, with a well-balanced layout suited to both owner-occupiers and investors alike. The apartment comprises a generous reception room, a separate kitchen, two well-sized bedrooms, and a family bathroom.

The property benefits from excellent natural light and a practical layout, creating a comfortable and versatile living space.

Creffield Road is a sought-after residential address, ideally located for a range of local amenities and transport links. Acton Central (Overground) and Acton Main Line (Elizabeth Line) are both within easy reach, providing fast connections into Central London. The ever-popular Churchfield Road and Ealing Broadway is also close by, known for its vibrant café culture, independent boutiques, and a great selection of restaurants and bars.

### What's better:

**Offering approximately 828 sq ft of internal space, the property provides bright and spacious accommodation throughout, with a well-balanced layout suited to both owner-occupiers and investors alike.**

