

**Location:**

Newton Avenue is located within half a mile of South Acton and Acton Town stations offering excellent access into town.

**Key points:**

- Two bedroom garden flat
- Ground floor
- Well-presented throughout
- Private side/rear garden
- 574 SQ.FT / 53 SQ.M

# Do Better:

**Acton**  
lettings@astonrowe.co.uk

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

020 8992 3600

# Aston Rowe



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 574 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 574 SQ FT/ 53 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

| 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 |  |                         |           |
|   |  | 74                      | 78        |
| 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 |           |

## To Let: £2,150 Per Month

### Newton Avenue, London W3 8AH

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

## The current tenant says:

A two bedroom ground floor garden flat located on the Acton/Chiswick borders.

The property has been recently refurbished and offers two bedrooms, large front reception room, separate kitchen and a family bathroom.

Newton Avenue is located within half a mile of South Acton and Acton Town stations offering excellent access into town. The property is also in the catchment for the Ofsted outstanding Ark Priory primary school.

Council tax band D



## What's better:

## A two bedroom garden flat in Acton

