

**Location:**

Rosemont Road is located within a 14 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:**

- 3 Double bedrooms
- Bespoke fitted Wardrobes
- Hot water via heat pumps (no reliance on gas)
- Engineered oak flooring to living & dining areas
- 10 Year structural warranty
- Mechanical ventilation with heat recovery
- Private parking space
- South facing patio and private garden
- Share of freehold
- Modern kitchens with full suite of integrated appliances

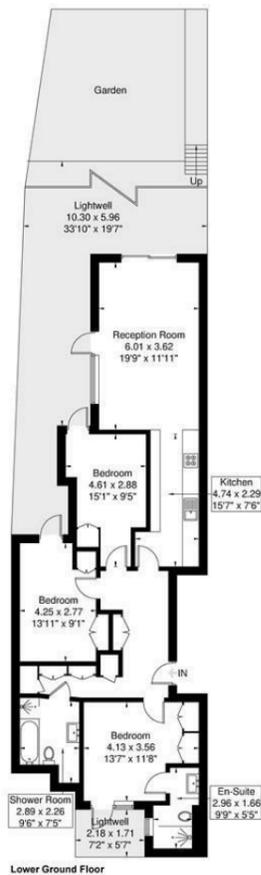
# Do Better:

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

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**Rosemont Road**  
Approximate Gross Internal Area = 96 sq m / 1033 sq ft



Lower Ground Floor

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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	



**Asking Price £950,000**

**Rosemont Road, London W3 9LY**

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



LAST 2 UNITS REMAINING! Aston Rowe are pleased to present this stunning development of 4x one-bedroom apartments, 3x two bedroom apartments and 2x three bedroom apartments situated in treelined Rosemont Road. Built by Double Line Developments the building combines the best features of an authentic period aesthetic with the benefits of a ground up new build and a premium feel.

The front facade of this Victorian villa has been carefully dismantled and painstakingly rebuilt to its former glory whilst being enhanced with extensive thermal insulation and double glazed timber windows. As part of the restoration, the painted faces of the bricks have been reversed so their original yellow faces are showing to match the adjacent houses and create a significant improvement to the appearance of the street.

Flat 2 - is a large three bedroom, two bathroom ground floor apartment set over 1,033 sqft with a private South-facing patio and garden overlooking trees and greenery perfect for your morning coffee! Open-plan living brings a sense of space with different zones for cooking, dining and relaxing that flow seamlessly together thanks to the thoughtful layout and cohesive design. The apartment benefits from a beautifully crafted modern kitchen with built in appliances, slick bathrooms and built in wardrobes.

Acton is an attractive and vibrant neighbourhood to relocate to with plenty of green open spaces, excellent shopping and leisure facilities as well as fantastic transport links with easy access to both National Rail and London Underground stations.

The current owner says:

Recycling was a key consideration so old bricks have been salvaged to be reused in the reconstruction whilst old floorboards have been reused to protect trees from damage during the works.

What's better:

A stunning three bedroom new build with private south facing patio and garden

