

Location:

Located within 4 minutes walk of Acton Central Station (Overground) this property is in the heart of Acton and is a short walk to the Elizabeth Line, Central, District & Piccadilly tube lines.

Key points:

- 2 Double bedrooms
- High ceilings and beautiful period features
- Long lease
- Fantastic storage throughout the apartment
- Walking distance to Churchfield Road
- 38 ft Landscaped garden
- No onward chain
- Built in wardrobes in master bedroom
- Utility cupboard

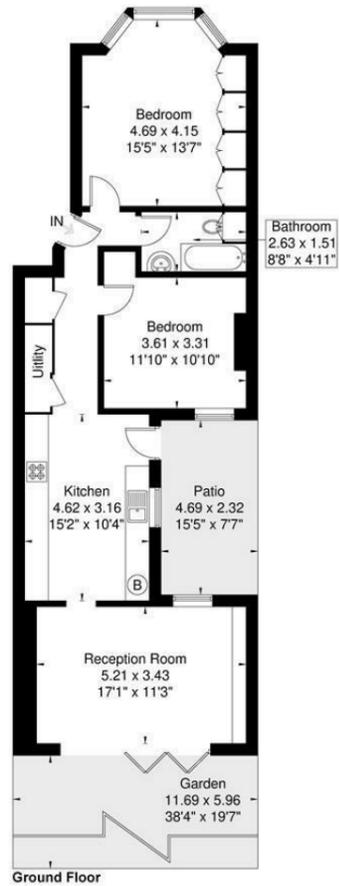
Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600

Birkbeck Road
Approximate Gross Internal Area = 80.1 sq m / 862 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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Asking Price £700,000

Birkbeck Road, London W3 6BG

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			
England & Wales	EU Directive 2002/91/EC	68	77

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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 schools, parks, shops and transport links.

An exceptional two-bedroom, ground floor garden apartment spanning 862 sq ft, situated on a tree-lined road in Acton.

The property boasts a bright and spacious shaker-style kitchen with quartz worktops and bespoke built-in banquette seating, leading into an open-plan living and dining area at the rear. Bi-fold doors open directly onto a beautifully landscaped 38 ft garden, creating a seamless connection between indoor and outdoor living. The living room further benefits from bespoke joinery and cabinetry. There are two double bedrooms, with the principal bedroom featuring floor-to-ceiling fitted wardrobes, as well as a stylish family bathroom.

Additional features include high ceilings, period details, ample storage, a separate utility room, and reinstated original floorboards.

Tastefully finished throughout, the apartment is ideally located just a four-minute walk from Acton Central Station (Overground) and moments from the vibrant cafés, boutiques and eateries of Churchfield Road. It also benefits from excellent transport links, including Acton Mainline Station (Elizabeth Line) and major road connections via the M4, A40 and M40, providing convenient access to Central London and the West.

The property is offered with no onward chain.

What's better:

A wonderful two bedroom garden apartment in W3.

