

Location:

Shalimar Road is ideally positioned just a 5-minute walk from the Elizabeth Line, and a short distance from the vibrant café culture of Churchfield Road with its boutique shops, bars, and eateries.

Key points:

- Share of Freehold
- Private Entrance
- Bright Period Conversion
- 777 sq ft (72.3 sq m)
- Potential to extend (STPP)
- 5 mins to Elizabeth Line

Do Better:

Acton

sales@astonrowe.co.uk

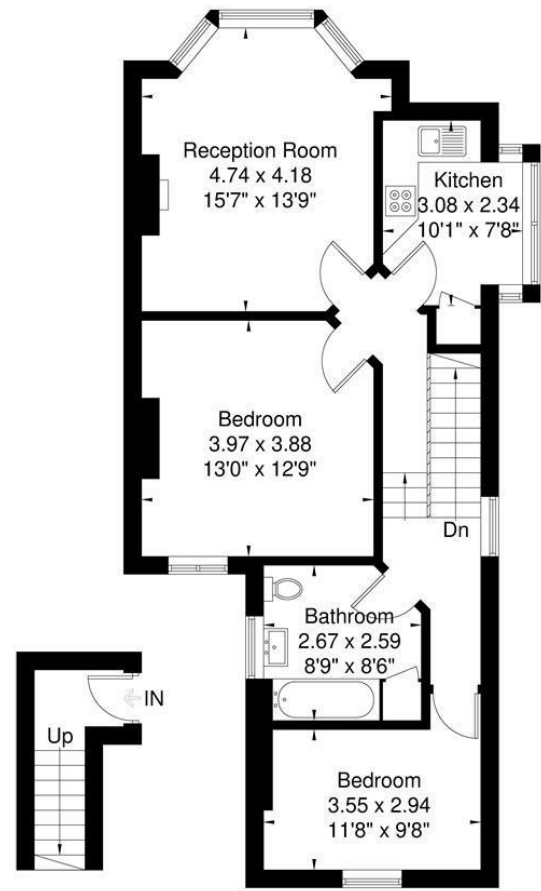
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Aston Rowe



Shalimar Road
Approximate Gross Internal Area = 72.3 sq m / 777 sq ft



Ground Floor 3.6 sq m / 38 sq ft
First Floor 68.7 sq m / 739 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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£550,000

Shalimar Road, London W3 9JD

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	78		
60			

England & Wales EU Directive 2002/91/EC

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



Positioned within a beautiful period building is this bright and spacious two bedroom first floor flat, located a stone's throw away from Acton Main Line Station for the Elizabeth Line.

Offering 777 sq ft of comfortable living space, the home provides a large front reception room with bay window, separate kitchen, two double bedrooms, and a family bathroom.

Other benefits include a share of the freehold and its own private entrance from the road.

Shalimar Road is ideally positioned just a 5-minute walk from the Elizabeth Line, and a short distance from the vibrant café culture of Churchfield Road with its boutique shops, bars, and eateries. It also offers easy access to Acton Central (Overground) and Acton Town (District/Piccadilly) and major road links including the M4, A40, and M40, providing convenient routes into Central London and the West.

The current owner says:

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

What's better:

The property includes a share of the freehold and benefits from its own private entrance from the road.

