

**Location:**

The property is situated within close proximity of amenities on Churchfield Road and Acton High Street. There is also easy access via walking or bus into Shepherds Bush and Chiswick.

**Key points:**

- Two bedroom apartment
- Second floor
- Modern throughout
- 767 SQ.FT / 71 SQ.M
- Parking permit available
- Long lease
- No onward chain

# Do Better:

**Acton**  
sales@astonrowe.co.uk

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

020 8992 3600



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 767 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 767 SQ FT/ 71 SQM

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ONE STOP SHOP FOR PROPERTIES MARKETING

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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
79	83

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC



**Offers Over £350,000**

**The Vale, London W3 7RD**

- 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 modern two-bedroom apartment offered to the market with no onward chain.

Situated on the second floor of this purpose-built development, this well-presented apartment offers approximately 767 sq. ft (71 sq. m) of bright and well-proportioned living space. The property comprises a spacious reception room, a separate modern kitchen with built-in appliances and granite worktops, a contemporary shower room, and two generous double bedrooms with large built-in wardrobes.

Further benefits include wooden flooring throughout, a 160-year lease, and eligibility for a residents' parking permit.

Ideally located opposite Acton Park, the property enjoys a prime position in the heart of Acton. A wide range of amenities can be found nearby on Churchfield Road and Acton High Street, including independent boutiques, cafés, restaurants and gyms. The location also offers convenient access to Shepherd's Bush and Chiswick, providing excellent shopping, leisure facilities and transport connections.

What's better:

A modern two-bedroom apartment offered to the market with no onward chain.

