

**Location:**

Creswick Road is located within a 15 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:**

- Two Double bedrooms
- Available mid August
- High vaulted ceilings
- Bespoke fitted Wardrobes
- 15 minute walk to Acton Mainline (Elizabeth Line)
- Private terrace
- Modern kitchens with full suite of integrated appliances
- South facing communal gardens
- 898 sqft

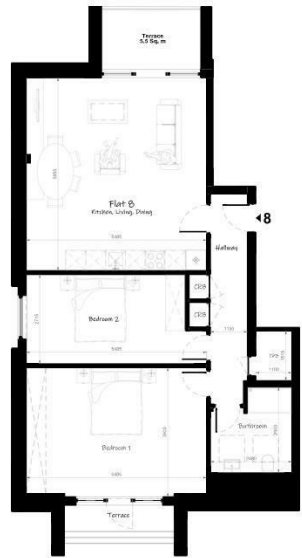
# Do Better:

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

020 8992 3600

FLAT 8 - (2 Bed Apartment)



Dimensions	m <sup>2</sup>	ft <sup>2</sup>
Total Gross Internal area <small>*Includes internal walls</small>	83.0 Sq. m <sup>2</sup>	898.9 Sq. ft
Terrace (Rear)	8.8 Sq. m	95.1 Sq. ft
Terrace (Front)	3.0 Sq. m	31.8 Sq. ft

Level location

- 2. floor
- 1. floor
- Ground floor
- Lower ground

Second Floor Level



## £3,000 Per Month

## Creswick Road, London W3 9HF

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		80	80
	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		

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

## The current owner says:

The property is a 15 minute walk from the new Crossrail station at Acton Mainline Station and a few moments walk to Churchfield Road, and Ealing Common offering a great selection of boutique shops, bars and restaurants.

Creswick Apartments combines the best of contemporary British architecture with highly functional interiors. Perfect choice for those who want to enjoy London's more traditional character but with high quality design of brand new construction.

Flat 8 - Is a large two bedroom, one bathroom second floor apartment with huge vaulted ceilings set over 898 sqft with direct access to a private terrace and further access to a private South-facing communal garden.

Timeless design and elegant interiors ensure that your home never goes out of fashion. Use of quality materials expertly crafted with the utmost care and consideration to detail makes each apartment distinctive and exclusive. Spatial awareness is one of the key elements of our design ensuring well flowing and zoned areas in all apartments. Wide-plank white washed oak floors, to impeccable stone worktops, full height splashbacks and elegant recessed spotlights, we've created the perfect canvas for you to stamp your personality on.

Bathrooms feature a luxurious design scheme of sandstone effect wall and floor tiles for a streamlined look. Bespoke wall-hung fitted furniture, walk in showers and oversized mirrors create a spacious spa-like sanctuary. Brass fittings and black details from the shower panel to the oak effect cupboard bring a contemporary yet elegant finishing touch.

## What's better:

A new development of 9 boutique apartments in the heart of Acton.

