

**Location:**

Located within 6 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 Bedrooms
- West facing garden
- Recently refurbished
- Poets Corner
- Walking distance to Churchfield Road
- Own private entrance
- Shaker style kitchen with Quartz worktops
- 15 Minute walk to Acton mainline station (Elizabeth Line)
- 6 Minute walk to Acton central station

# Do Better:

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

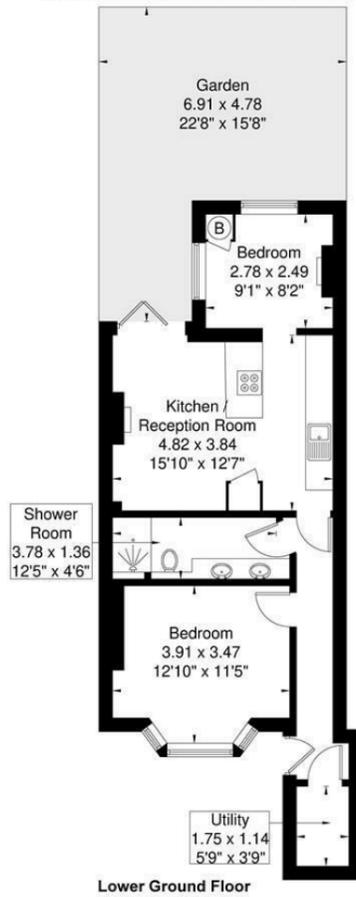
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



Spencer Road  
Approximate Gross Internal Area = 53.7 sq m / 578 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential

**Offers In Excess Of £500,000**

**Spencer Road, London W3 6DW**

- 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.**

A beautiful two-bedroom garden apartment, situated in the heart of Acton's popular Poets Corner. Ideal for a first-time buyer or downsizer, this contemporary property has been fully refurbished throughout by the current owners. The property is offered with a long lease and benefits from its own private entrance.

The property boasts a bright, open-plan living space to the rear, featuring a shaker-style kitchen with quartz worktops and a breakfast bar, flowing seamlessly into the dining room/lounge. Bi-fold doors lead onto a landscaped, west-facing patio garden, creating an ideal space for indoor-outdoor living. The reception area is further enhanced by a feature fireplace with an exposed brick surround.

The accommodation comprises two bedrooms, a modern family bathroom with twin sinks, and a useful utility cellar providing additional storage.

Moments from Churchfield Road, the property enjoys a vibrant café culture and an excellent selection of boutique shops, bars and eateries. It is also within walking distance of Acton Main Line station (Elizabeth Line) and Acton Central station (Overground), providing excellent transport links into Central London and beyond.

**What's better:**

**A wonderful two bedroom garden apartment in the heart of Poets Corner.**

