

**Location:**

Situated in Lynton road a short walk from the transport conveniences of West Acton and Acton main line for underground access. There are a number of local shops and shops and eateries nearby, while the A40 and M4 are nearby for road communications.

**Key points:**

- Large 3 bedroom property
- Three double bedrooms
- New kitchen and bathroom
- Off street parking
- Close to West Acton and North Ealing tube
- Ideal for professionals
- Quiet residential road

**Do Better:**

**Acton**  
lettings@astonrowe.co.uk

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

020 8992 3600



Approximate Gross Internal Area = 65.4 sq m / 704 sq ft

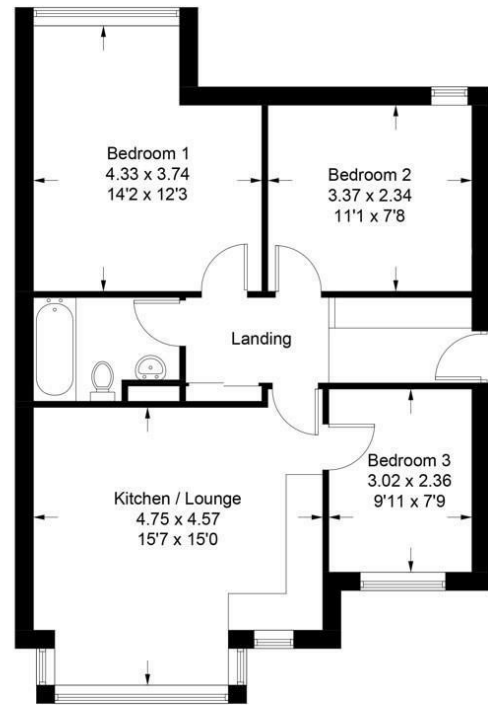


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1103915)

**To Let: £2,700 Per Month**  
**Lynton Road, Acton W3 9HN**

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		

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
- 3 Bedrooms
- 1 Bathrooms

**The current tenant says:**

**Well located to access West Acton Central line station and Acton Mainline Elizabeth line station.**

A large and spacious three-bedroom apartment on the first floor in West Acton, ideal for working professionals or families. The property features three good-sized double bedrooms, an open-plan kitchen and reception area, off-street parking, and convenient access to the West Acton Central Line and Acton Main Line Elizabeth Line. The A40 is also nearby for motorists.



**What's better:**

**Three double bedroom first floor flat in West Acton.**

