

Location:

Located on a tree-lined road in Acton on the fringes of Poets Corner. Moments from the new Acton Main Line Elizabeth Line station, this property is in the heart of Acton and is a short walk to the Central, District & Piccadilly tube lines.

Key points:

- 3 Bedroom apartment
- Share of Freehold
- Recently refurbished throughout
- 2 Bathrooms
- South facing landscaped garden
- 7 minute walk to Acton Mainline (Elizabeth Line)
- High ceilings
- Period features

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Energy Efficiency Rating	
Current	Potential
(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 ₂) Rating	
Current	Potential
(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 CO₂ emissions

England & Wales EU Directive 2002/91/EC



Asking Price £850,000

Grafton Road, London W3 6PB

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms



The current owner says:

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

A beautifully presented three-bedroom, two-bathroom apartment positioned on a tree-lined road in Acton, on the fringes of Poets Corner. The apartment is set over 1,029 sq ft, featuring a private south-facing landscaped garden and offered with a share of freehold. Ideally positioned on a tree-lined road in Acton, on the fringes of Poets Corner,

This exceptional ground floor home offers a bright and spacious open-plan kitchen, living, and dining area to the rear, complete with floor to ceiling bi fold doors that open directly onto the garden—perfect for both everyday living and entertaining. The principal bedroom benefits from a stylish en-suite, while all three bedrooms include fitted wardrobes, providing excellent storage.

The property further comprises a modern family bathroom suite and is enhanced by high ceilings, charming period features, and feature fireplaces in two of the double bedrooms.

Just moments from Churchfield Road, known for its vibrant café culture and excellent selection of boutique shops, bars, and eateries. It is also conveniently located approximately a 7-minute walk from the Elizabeth Line, offering fast and direct access into central London, including Tottenham Court Road in around 14 minutes.

What's better:

A stunning 3 bedroom garden apartment in W3.

