

**Location:**

The property is exceptionally well connected, with Acton Town (District & Piccadilly lines), Acton Central (Overground) and the Elizabeth Line at Acton Main Line all within easy walking distance, providing fast and convenient access into Central London, Heathrow, and beyond.

**Key points:**

- Modern two-bedroom apartment
- Two bathrooms (one en-suite)
- Two bathrooms (including en-suite)
- Approx. 643 sq ft / 60 sq m
- Large south-facing private terrace
- Open-plan kitchen/living space
- Lift access and bike storage
- Excellent transport links including Elizabeth Line & Piccadilly Line
- Ideal for first-time buyers or investors

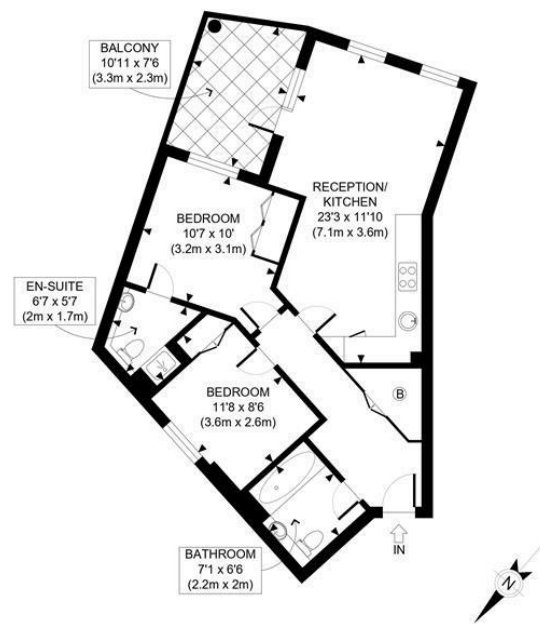
# Do Better:

**Acton**  
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# Aston Rowe



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 643 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 643 SQ FT/ 60 SQM

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
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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	

## Offers Over £450,000

## Gunnersbury Lane, London W3 8EA

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



The current owner says:

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

A beautifully presented and contemporary two-bedroom, two-bathroom apartment, offering approximately 643 sq ft (60 sq m) of well-designed living space, complete with a large private south-facing terrace and attractive views towards a neighbouring historic church.

Situated within a modern development in the heart of Acton, this stylish home is ideally suited to first-time buyers, professionals, or investors, combining strong transport links with a vibrant local setting.

The property features a spacious and light-filled open-plan kitchen, dining and reception room, thoughtfully designed for both everyday living and entertaining. Large doors open directly onto the generous private terrace, creating a seamless indoor-outdoor flow and providing an ideal space for relaxing or hosting.

There are two well-proportioned bedrooms, including a principal bedroom with a contemporary en-suite shower room, alongside a modern family bathroom. The apartment further benefits from a welcoming entrance hallway with useful built-in storage and a dedicated utility cupboard.

Finished to a high standard throughout, the property includes a modern fitted kitchen with integrated appliances, gas central heating, and a heat recovery ventilation system, ensuring comfort and energy efficiency. Additional benefits include lift access, secure bike storage, and well-maintained communal areas.

The location is a key highlight. The property is exceptionally well connected,

### What's better:

**A stylish and well-presented two-bedroom, two-bathroom apartment set within a modern development in the heart of Acton, featuring a large south-facing private terrace.**

