

Location:

Moments from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. Chaucer Road is located to great connections which include Acton Central Overground and Acton Mainline Station for Crossrail planned in Autumn 2022.

Key points:

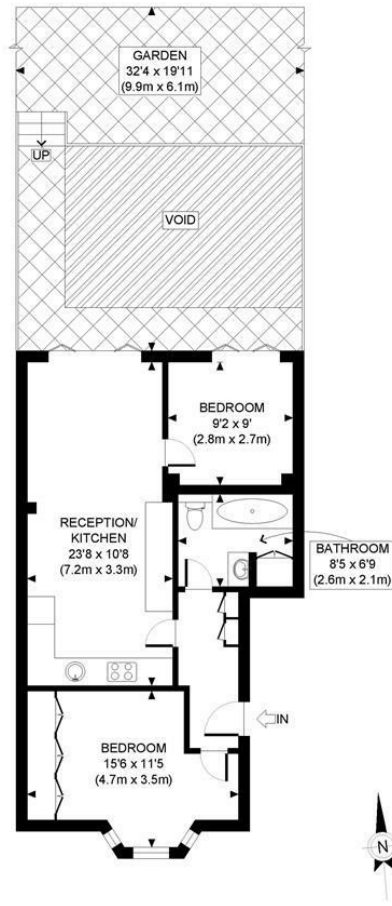
- Newly converted
- Two bedrooms
- Private rear garden
- Finished to a fantastic standard
- Share of freehold
- Poets Corner, W3

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



RAISED GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 595 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 595 SQ FT/ 55 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



£625,000

Flat 1, 3-4 Chaucer Road, London W3 6DR

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms

The current owner says:

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



A fantastic opportunity to acquire this newly converted two bedroom garden flat in Poets Corner.

Positioned on the raised ground floor, the property comprises two double bedrooms, a family bathroom and spacious open plan kitchen/living area with doors onto a large private garden.

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What's better:

