

Location:

Spencer Road is located within a 16 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk to Acton Town station for the Piccadilly and District Lines as well as a 6 minute walk to Acton Central.

Key points:

- 3 Double bedrooms
- 1,354 sqft Including eaves
- Own front door
- 2 bathrooms
- Share of freehold - 999 Years
- Private garden
- Poets Corner
- Walking distance to Elizabeth Line
- No onward chain

Do Better:

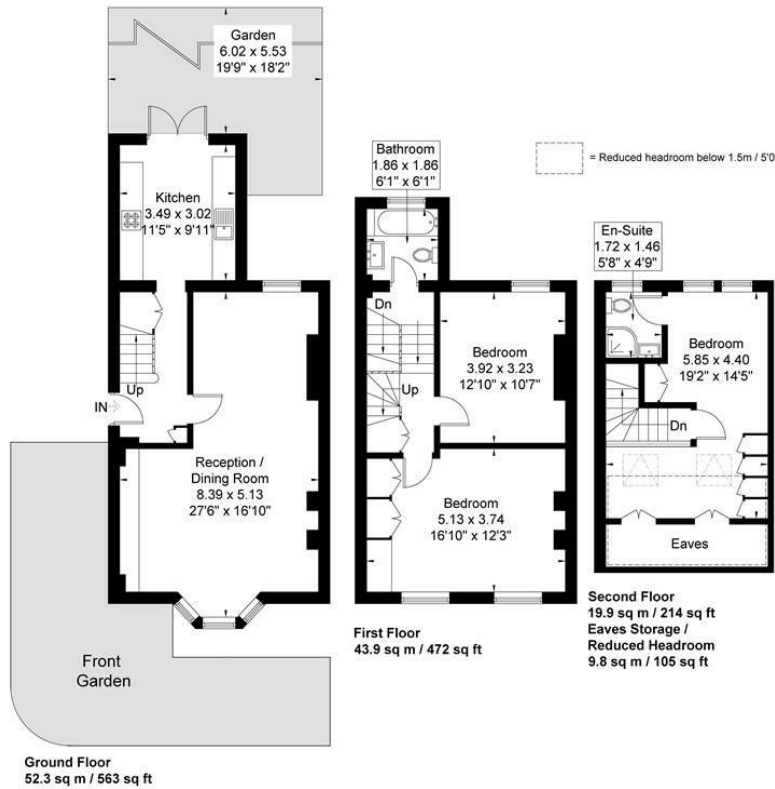
Acton

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

020 8992 3600

Spencer Road
Approximate Gross Internal Area = 116.1 sq m / 1249 sq ft
Eaves Storage / Reduced Headroom = 9.8 sq m / 105 sq ft
Total = 125.9 sq m / 1354 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. © www.perspective.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
64	74		

Energy Efficiency Rating scale (A-G):
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)

Environmental Impact (CO₂) Rating scale (A-G):
 A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)



Asking Price £895,000

Spencer Road, London W3 6DW

- 2 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms

The current owner says:

This apartment benefits from a share of freehold, two bathrooms, private garden and own front door.

A substantial and unique three bedroom well-presented split level apartment, situated on the ground, first and second floor of this attractive period property in the heart of Poets Corner. Ideal for a growing family this stunning property offers ample space for a family home and offers 1,354 sqft (including eaves) of accommodation space which includes three double bedrooms, a large double aspect front reception, separate modern kitchen with French doors leading on to a private garden. Spencer Road is moments walk from Churchfield Road, offering a vibrant cafe culture and a great selection of boutique shops, bars and eateries. Transport links include Acton Central Overground and Acton Mainline Station for the Elizabeth Line. Offered to the market with no onward chain.

What's better:

This centrally located property has its own front door and has the feel of a house. Situated on 3 floors, it stretches over 1,345 sq ft of accommodation space (including storage space) and has a front and back garden.

