

Location:

Lynton Road is located close to the amenities of Acton and Ealing. The property is a 10-minute walk to Acton Main Line station which has great links to and from central London.

Key points:

- Three bedrooms
- Ground floor
- Large private rear garden with modern garden office
- 1,096 sq ft / 101.9 sq m
- Long lease

Do Better:

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Acton, London, W3 6AY

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Lynton Road
 Approximate Gross Internal Area = 101.9 sq m / 1096 sq ft
 Office = 12 sq m / 129 sq ft
 Total = 113.9 sq m / 1225 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.
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Offers Over £650,000

Lynton Road, London 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		69	79
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	

- 1 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



The current owner says:

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

A bright and spacious 1,096 sq ft ground floor flat with a private rear garden and long lease.

The property offers flexible accommodation with two double bedrooms and a further single room, ideal as a home office, nursery or guest space. A recently refurbished open-plan kitchen/reception room with underfloor heating forms the heart of the home, complemented by a large utility room providing valuable storage and practicality.

The living space opens directly onto the garden, where a modern garden office with heating and internet creates an ideal work-from-home environment.

Further benefits include a centrally located bathroom, air source heat pump, reliable on-street parking, and excellent transport links via the Central, Elizabeth, Piccadilly and District lines, as well as local bus routes and road connections.

What's better:

A bright and spacious 1,096 sq ft ground floor flat with a private rear garden and long lease.

