

**Location:**

Located a short walk to 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:**

- 2 Double bedrooms
- Bespoke Kutchenhaus German kitchen
- 776 sqft
- Long lease
- Fully refurbished throughout
- Period conversion apartment
- No onward chain
- Fantastic storage throughout
- Engineered wood flooring throughout
- EPC rating C

# Do Better:

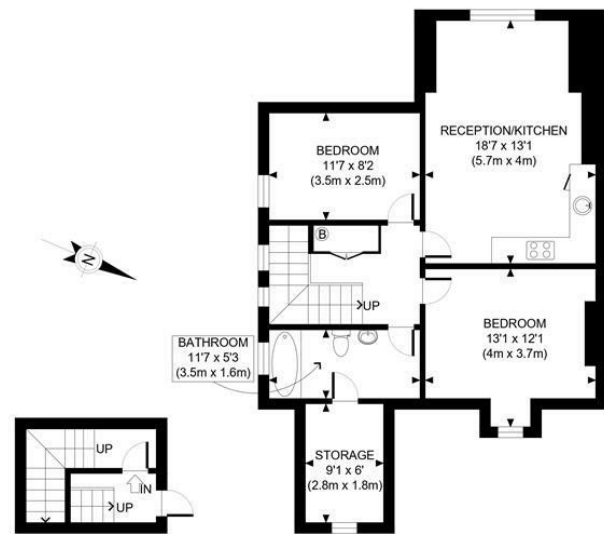
**Acton**

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Acton, London, W3 6AY

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# Aston Rowe



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 72 SQ FT

SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 704 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 776 SQ FT/ 72 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
69	78

Very energy efficient - lower 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

England & Wales EU Directive 2002/91/EC

## Asking Price £535,000

## Newburgh Road, London W3 6DQ

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

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

An exceptional two bedroom, top floor apartment set over 776 sqft, positioned within a charming period building on a tree-lined road in Acton, just moments from Churchfield Road.

The property has been refurbished to a high standard and features an incredibly bright and spacious open-plan kitchen/living/dining area. The bespoke Kutchenhaus German kitchen is beautifully designed, offering both style and functionality, complemented by fantastic storage throughout the apartment.

There are two generous double bedrooms, along with a sleek, modern family bathroom offering excellent storage solutions, completing the accommodation.

Moments from Churchfield Road, the property enjoys access to a vibrant café culture along with an excellent selection of boutique shops, bars and eateries. The apartment is also a short walk from the Elizabeth Line, providing direct access to central London, including Tottenham Court Road in approximately 14 minutes.

**What's better:**

**A wonderful refurbished two bedroom apartment in W3.**

