

Location:

Lynton Road is well located, only a few minutes walk from Acton Mainline station on the Elizabeth line, but is also well located for the A40, into and out of London, the M4 and local shops on Churchfield Road, Westfield and Ealing Broadway.

Key points:

- Share of Freehold with 999 year leases
- Large 3 bed, 3 bath with separate kitchen
- 1211 sqf with private garden and additional patio
- 10 year build Protek warranty
- Parking Permit available to this unit
- Low Energy Compact P Heat Exchanger for temperature control
- Separate bike storage
- Split level apartment

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



Lynton Road
Approximate Gross Internal Area = 112.5 sq m / 1211 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

£975,000

Lynton Road, London W3 9HP

- 1 Reception Rooms
- 3 Bedrooms
- 2 Bathrooms

The current owner says:



Welcome to this exciting new development on Lynton Road, a few minutes walk from Acton Mainline for the Elizabeth Line.

A contemporary, collection of just nine 1, 2 and 3 bedroom apartments, offering duplex apartments, high specification finishes by a leading local developer, and with private outside space and parking to selected units, we are now taking registrations for a formal launch.

This larger than average 3 bedroom, 3 bathroom 1211sqft split level apartment over the ground and lower ground floors, offers a private garden and additional patio, separate kitchen, private bicycle storage, parking permit and a modern specification with high ceilings and generous natural light.

Offering a high specification, built to modern building regulations, this development offers an energy efficient home, with an EPC rating of B, built for modern living. The specification includes Compact P- low energy heat exchange ventilation system for heat and cooling temperature control, acoustic efficiency windows and doors, and robust thermal insulation.

The interior are high specification installations including bespoke joinery wardrobes, Super Matt bespoke kitchens with solid stone worktops, Natural oak engineered wood floors in a Herringbone style, Bosch kitchen appliances, and Porcelain tiled bathrooms with wall hung toilets and vanity units.

Please contact our new homes team for further information or to arrange a viewing.

What's better:

This is a stunning new build, boutique development of just 9 high specification, EPC B apartments moments from the Elizabeth line.

