

**Location:**

Summerlands Avenue is ideally located moments from Churchfield Road, offering a vibrant café culture and a great selection of boutique shops, bars and eateries. The property is in close proximity to the Elizabeth Line which offers direct journeys to the heart of London.

**Key points:**

- Two bedrooms
- Ground floor
- Shared garden
- 779 SQ.FT / 72.4 SQ.M
- Allocated, off-street parking space
- Share of freehold

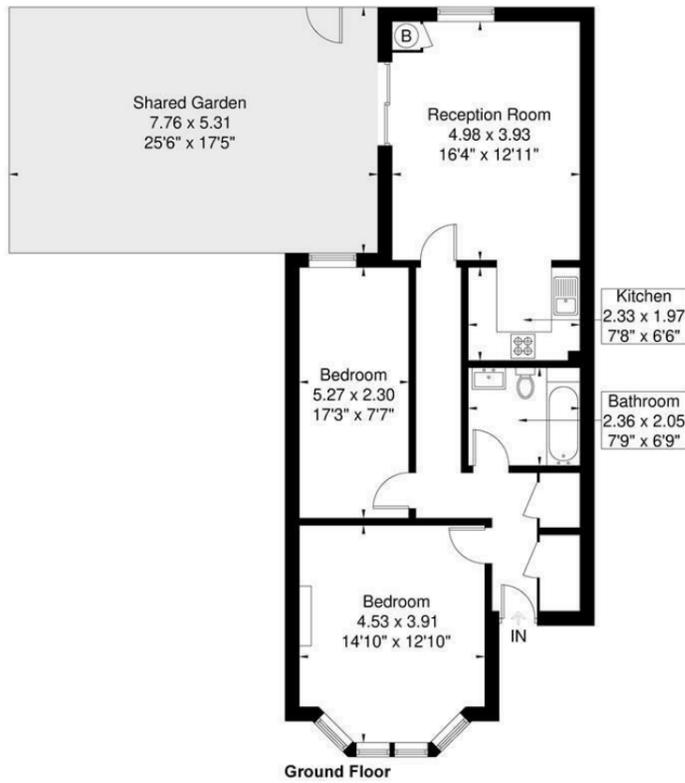
# Do Better:

**Acton**  
sales@astonrowe.co.uk

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

020 8992 3600

**Summerlands Avenue**  
Approximate Gross Internal Area = 72.4 sq m / 779 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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**£425,000**

**Summerlands Avenue, London W3  
6EW**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher 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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



A bright and spacious two bedroom, ground floor flat with direct access to a shared garden and an off-street parking space in Acton.

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The current owner says:

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

What's better:

The property benefits from a share of freehold, direct access to a shared garden and an allocated, off-street parking space.

