

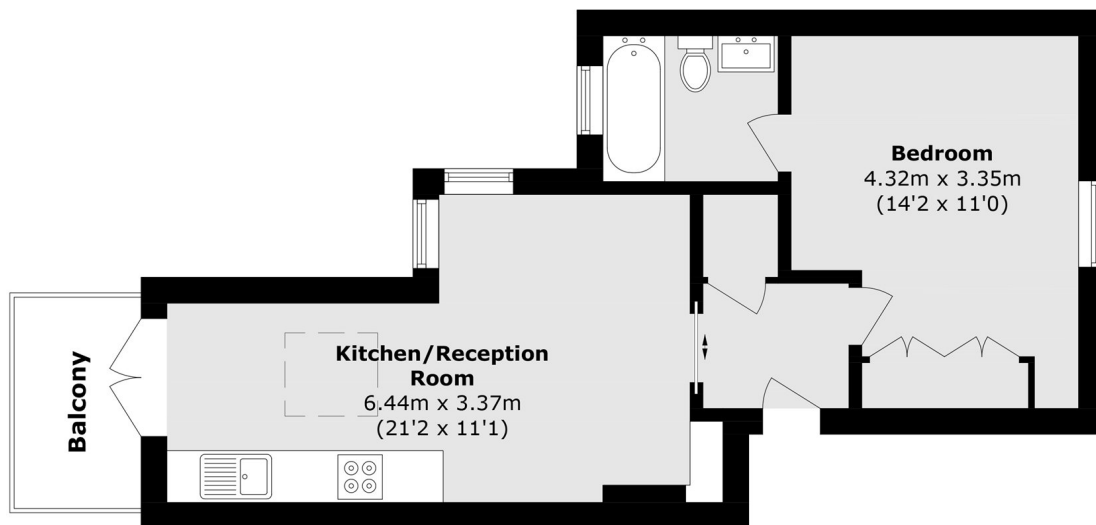


## Grafton Road, W3

£395,000

A modern one bedroom apartment with a private south facing balcony in this small purpose built block. This immaculate top floor flat has been finished to the highest standard throughout and comes with a long lease.

Grafton Road is ideally located within half a mile of both Acton Central and Acton Main Line for the Elizabeth Line as well as the shops and amenities of Churchfield Road.



Total area (approx.): 39.7 sq. m (427.3 sq. ft)  
Balcony area (approx.): 3.6 sq. m (38.7 sq. ft)

Robertson Smith & Kempson Acton Sales  
137 High Street, Acton,  
London, W3 6LY  
020 8896 3996  
[actonsales@robertsonsmithandkempson.co.uk](mailto:actonsales@robertsonsmithandkempson.co.uk)

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.