

**Location:**

Buxton Gardens is a quiet, tree-lined street ideally positioned within a short walk of Acton Main Line station (Elizabeth Line), providing fast connections across London. The vibrant cafés, restaurants and boutique shops of Churchfield Road are also just moments away.

**Key points:**

- Three bedrooms
- First floor flat
- Lateral living accommodation
- 1,051 sq.ft / 97.7 sq.m
- Off-street parking space
- Share of freehold
- No onward chain

# Do Better:

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

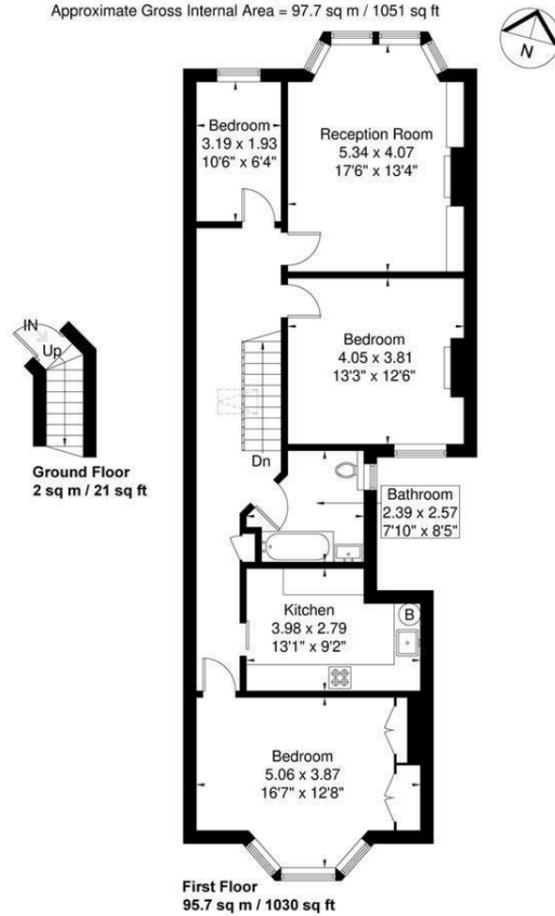
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**Buxton Gardens**  
Approximate Gross Internal Area = 97.7 sq m / 1051 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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## £675,000

## Buxton Gardens, London W3 9LE

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	74		
52			

Energy Efficiency Rating: A-G scale, 74 potential, 52 current.

Environmental Impact (CO<sub>2</sub>) Rating: A-G scale.

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 three-bedroom flat set on one of Acton's most prestigious residential roads.

Occupying the first floor of an attractive period property, this impressive home extends to approximately 1,051 sq ft and offers well-balanced accommodation throughout. The property features a generous west-facing reception room with a large bay window, high ceilings and an elegant feature fireplace, alongside a well-designed separate kitchen, three bedrooms and a spacious family bathroom.

Rich in natural light and retaining charming period features, the flat further benefits from its own off-street parking space, a share of the freehold and is offered to the market chain free.

Buxton Gardens is a quiet, tree-lined road ideally positioned within easy reach of excellent transport connections. Nearby Acton Main Line Station provides access to the Elizabeth line, offering fast connections to central London including Paddington, Bond Street and Tottenham Court Road.

The property is also conveniently located for Ealing Broadway Station, a major transport hub served by the Elizabeth line, as well as the Central and District Underground lines, providing quick access to the West End, the City and Canary Wharf.

Additionally, Acton Town Station is within easy reach and offers Piccadilly line services with direct routes to Heathrow Airport and central London. The vibrant cafés, restaurants and boutique shops of Churchfield Road are also just moments away.

**What's better:**

**Occupying the first floor of an attractive period property, this impressive home extends to approximately 1,051 sq ft and offers well-balanced accommodation throughout.**

