

**Location:**

**Key points:**

- One bedroom
- Peroid property
- Top floor apartment
- Finished to a high standard
- Walking distance to Acton Town station
- Walking distance to South Acton overground station

# Do Better:

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

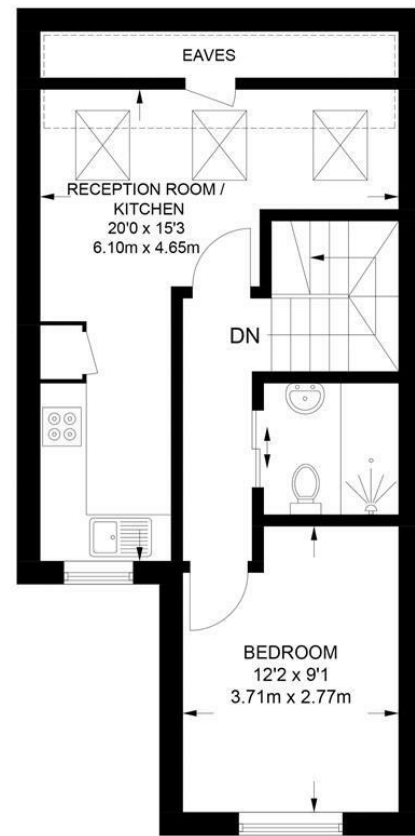
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

APPROXIMATE FLOOR AREA = 461 SQ FT / 43 SQ M (INCLUDING EAVES)  
INCLUDING LIMITED USE AREA (62 SQ FT / 5.8 SQ M)



= REDUCE HEAD HEIGHT BELOW 1.5M



**GROUND FLOOR**  
21 SQ FT / 2.1 SQ M

**FIRST FLOOR**  
440 SQ FT / 40.9 SQ M  
INCLUDING LIMITED USE AREA  
(62 SQ FT / 5.8 SQ M)

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



**£325,000**

**Brouncker Road, London W3 8AQ**

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms

The current owner says:

**Brouncker Road is conveniently situated near Acton Town station, South Acton overground station, Acton High Street, and Chiswick.**

A modern one-bedroom, top-floor flat in an attractive period building located on the borders of South Acton and Chiswick. The property features a modern open-plan kitchen and reception area, a high-specification bathroom, and a double bedroom.

Brouncker Road is conveniently situated near Acton Town station, South Acton overground station, Acton High Street, and Chiswick. This property can not apply for a residential parking permit.

Share of freehold with a 119-year lease.

Under section 21 of the Estate Agency Act 1979, the seller declares a personal interest with this firm.

**What's better:**

**A modern one-bedroom, top-floor flat in an attractive period building located on the borders of South Acton and Chiswick.**

