

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:

- 2 bed, 2 bedroom- 775 sqft
- Private roof Terrace
- EPC B
- High specification finish with bespoke wardrobes
- Share of Freehold with 999 year leases
- 10 year Protek building warranty
- Bespoke kitchens and solid stone worktops
- Walking distance to Elizabeth Line

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



APPROX. GROSS INTERNAL FLOOR AREA: 775 SQ FT/ 72 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS

Energy Efficiency Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

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£725,000

Lynton Road, London W3 9HP

- 1 Reception Rooms
- 2 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 1 bedroom, 1 bathroom 763sqft first floor apartment offers a private balcony, private bicycle storage 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.

