

Location:

Perryn Road is in a popular residential area, close to the amenities of Acton Central, Churchfield Road and Acton Mainline. It is also within walking distance to David Lloyd.

Key points:

- 2 Double Bedrooms
- Off street parking
- Communal gardens
- 891 sqft (Including reduced head height and eaves)
- Lovely period building
- Walking distance to Acton Park
- Share of freehold
- Walking distance to Churchfield Road

Do Better:

Acton

sales@astonrowe.co.uk

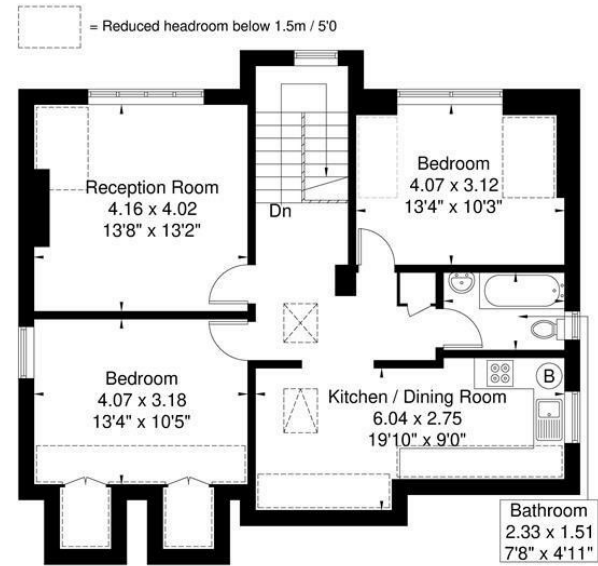
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Aston Rowe



Perryn Road
Approximate Gross Internal Area = 68.7 sq m / 738 sq ft
Eaves / Reduced Headroom = 14.3 sq m / 153 sq ft
Total = 83 sq m / 891 sq ft



First Floor
2.3 sq m / 24 sq ft

Second Floor
66.4 sq m / 714 sq ft
Reduced Headroom
14.3 sq m / 153 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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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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Offers In Excess Of £475,000

Perryn Road, London W3 7NA

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

The apartment benefits from share of freehold, communal gardens, and off street parking for one car.

A stunning two bedroom split level apartment set within this wonderful period building on one of Acton's premier residential roads.

This spacious home features a beautiful 13ft reception room filled with natural light from the rear. There is a separate and modern kitchen and dining room, along with a sleek and modern bathroom.

The property also benefits from a share of freehold, communal gardens, and off street parking for one car.

Ideally located within walking distance of Acton Central Station, the Elizabeth Line, and the open green spaces of Acton Park, the home is also moments from the vibrant café culture of Churchfield Road, offering an excellent selection of boutique shops, bars, and eateries.

What's better:

A beautiful two bedroom split level apartment in W3.

