

**Location:**

The property is just metres from South Acton Station (London Overground), with Acton Town Station (Piccadilly & District lines) only 0.6 miles away, and Turnham Green Station also within easy reach. Chiswick High Road is less than a mile away, offering an array of boutique shops, bars, restaurants, and convenience

**Key points:**

- Two double bedrooms
- Fourth floor
- Private terrace
- 800 sq ft / 74.4 sq m
- Bright and spacious throughout
- Fantastic utility room - a unique feature for this development
- No onward chain

# Do Better:

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

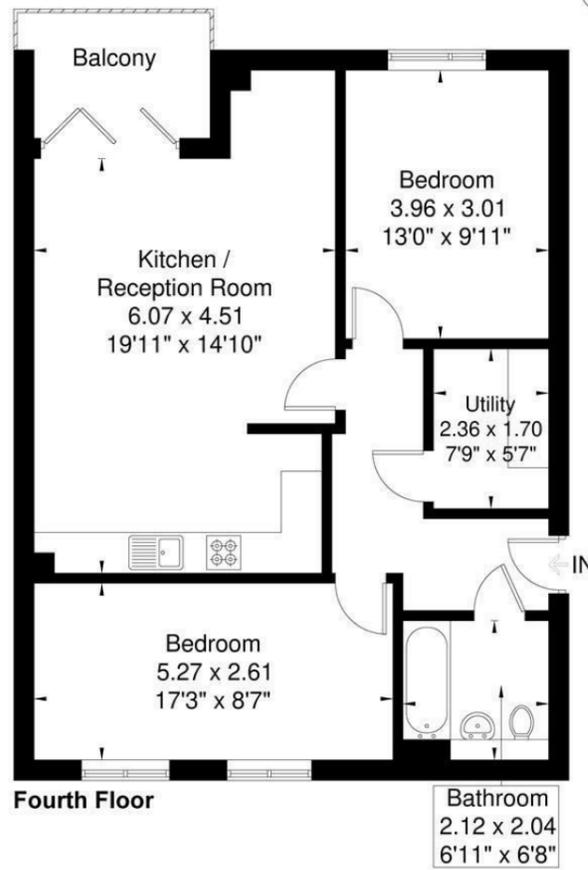
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**Laurence Court**  
Approximate Gross Internal Area = 74.4 sq m / 800 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.  
© www.prspective.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
81	81		

Energy Efficiency Rating: A (82+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: 81, Potential: 81.

Environmental Impact (CO<sub>2</sub>) Rating: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current: [blank], Potential: [blank].

England & Wales EU Directive 2002/91/EC

**£485,000**

**Palmerston Road, London W3 8FF**

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

**This apartment is in a fantastic location for the local shops, schools, parks and transport links.**

A bright and spacious two bedroom apartment located within the popular Acton Gardens development.

Situated on the fourth floor, this modern apartment offers two double bedrooms, one bathroom, an amazing utility room, and an open-plan kitchen/living area with doors out to a private terrace.

The property is just metres from South Acton Station (London Overground), with Acton Town Station (Piccadilly & District lines) only 0.6 miles away, and Turnham Green Station also within easy reach. Chiswick High Road is less than a mile away, offering an array of boutique shops, bars, restaurants, and convenience stores.

**What's better:**

**A bright and spacious two bedroom apartment located within the popular Acton Gardens development.**

