

Location:

Emanuel Avenue is a quiet residential road located close by to the amenities of Churchfield Road, with both Acton Central and Acton Mainline Station within short walking distance.

Key points:

- 1 Bedroom
- Private 22 ft garden
- 2 Minute walk to Acton Mainline Station (Elizabeth Line)
- 600 sqft
- 2 Bathrooms
- Shed to rear of the garden
- Own private entrance
- Downstairs space can be used as an office, additional bedroom or further living space

Do Better:

Acton
sales@astonrowe.co.uk

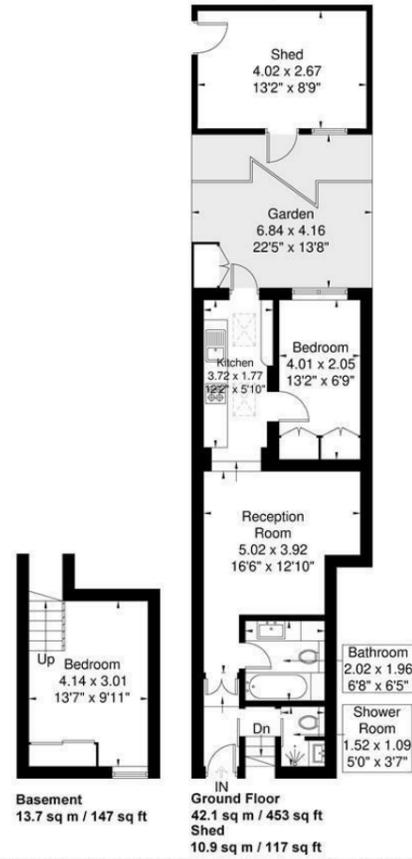
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600



Emanuel Avenue

Approximate Gross Internal Area = 55.8 sq m / 600 sq ft
Shed = 10.9 sq m / 117 sq ft
Total = 66.7 sq m / 717 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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Asking Price £475,000

Emanuel Avenue, London W3 6JG

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

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms

The current owner says:

The property is a 2 minute walk to Acton Mainline (Elizabeth Line)

A well-proportioned one-bedroom garden apartment, set within an attractive period building on a popular residential road in Acton.

Ideal for a first-time buyer, this charming home offers approximately 600 sq ft of well-balanced living space. The property features a modern galley kitchen with a living room directly off the kitchen, creating a sociable and practical layout. There are two stylish bathrooms, finished to a high standard, along with bespoke joinery throughout.

The versatile downstairs space can be used as an office, additional bedroom or further living space, offering excellent flexibility to suit a variety of needs, whether working from home or accommodating guests.

To the rear, there is a superb 22 ft private garden, perfect for entertaining or relaxing, complete with a large shed at the rear for additional storage.

Perfectly positioned just moments from Churchfield Road, renowned for its vibrant café culture and excellent selection of boutique shops, bars and eateries. The property is also just a 2-minute walk to Acton Main Line station (Elizabeth Line), offering fast and convenient connections into Central London and beyond.

What's better:

A one-bedroom ground floor garden apartment in W3

