

**Location:**

Acton Lane is conveniently located close to the green open spaces of Acton Park and Southfield Park, with an array of shops, cafés, and restaurants nearby on Churchfield Road and Chiswick High Road. Transport links include South Acton Station (Overground) and Acton Town Station (District and Piccadilly)

**Key points:**

- Two bedrooms
- Ground floor
- 796 sq ft / 74 sq m
- South-facing rear garden
- Own front door
- Share of freehold

# Do Better:

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

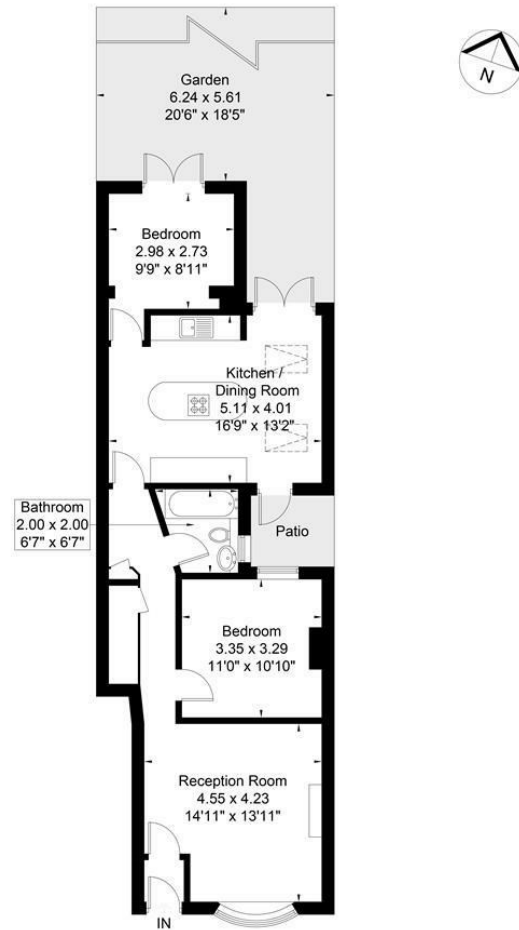
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**Acton Lane**  
Approximate Gross Internal Area = 74 sq m / 796 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		73	77

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

**Guide Price £600,000**

**Acton Lane, London W3 8NR**

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

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

A bright and spacious two bedroom ground garden flat located on a the popular Acton/Chiswick borders.

The property benefits is set over 796 sq ft and features it's own private entrance, front reception room, two bedrooms, family bathroom and a separate eat-in-kitchen. The private rear garden is c. 20 ft and south facing.

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**What's better:**

**A bright and spacious two bedroom ground garden flat located on a the popular Acton/Chiswick borders.**

