

Location:

Larden Road is centrally located close to the amenities of Acton and Shepherd's Bush. Both Acton Central and Acton Main Line stations are close by for links to and from central London.

Key points:

- 2 Double bedrooms
- Beautiful period features
- High ceilings
- Utility cupboard
- Lovely bay window
- Modern apartment
- Open plan kitchen/living area
- Close to Acton park
- 641 sqft
- EPC rating C

Do Better:

Acton
sales@astonrowe.co.uk

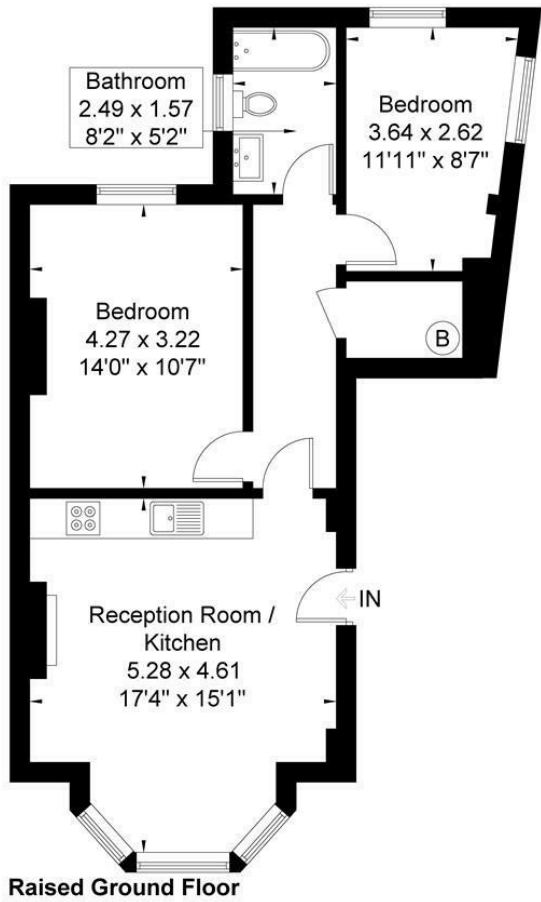
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600



Larden Road

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft



Raised Ground Floor

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		72	78
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 £450,000

Larden Road, London W3 7ST

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

The apartment benefits from wonderful period features and high ceilings

A well presented two bedroom raised ground floor apartment comprising over 641 sq ft. Situated on Larden Road moments walk away from Acton Park and Churchfield Road. This beautiful home would be Ideal for a first time buyer or buy to let investor, the property benefits from two double bedrooms, modern family bathroom, utility cupboard and open-plan kitchen and living area. The property has lovely high ceilings and wonderful period features and is in good decorative order throughout and benefits from a long lease and offers no onward chain.

Larden Road is a beautifully tranquil tree-lined road which is conveniently located close by to the wonderful green open spaces of Acton Park and Wendell Park. An array of shops, cafes, restaurants and amenities can be found on the nearby Churchfield Road and Acton High Street. The nearest transport links are Acton Central (Overground station), Acton Main station (Elizabeth line) and Turnham Green station (District line and Piccadilly line).

Under section 21 of the Estate Agency Act 1979, the seller declares a personal interest with this firm.

What's better:

A well presented two bedroom period apartment

