

Location:

Berrymead Gardens is ideally located for the local transport links and amenities on offer on both Churchfield Road and Acton High Street.

Key points:

- Two bedroom garden flat
- 740 sq.ft / 68.9 sq.m
- Private rear garden - 37ft
- Bright and spacious throughout
- Share of freehold

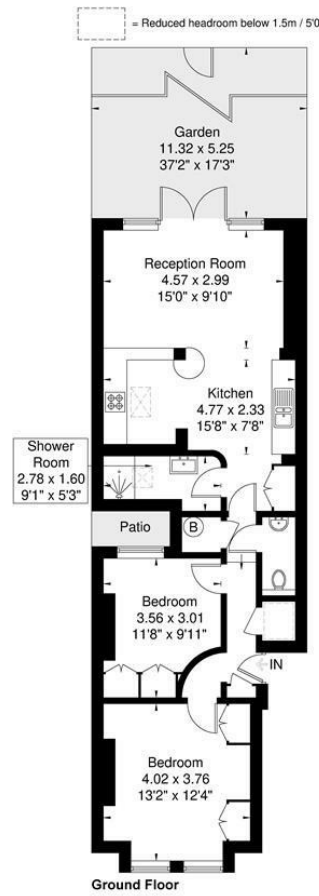
Do Better:

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

020 8992 3600

Berrymead Gardens
Approximate Gross Internal Area = 67.9 sq m / 730 sq ft
Reduced Headroom = 1 sq m / 10 sq ft
Total = 68.9 sq m / 740 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	



£575,000

Berrymead Gardens, London W3
SAA

- 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 floor garden flat in Acton.

The property offers two double bedrooms, with bespoke built-in-wardrobes, family shower room, w/c, and a well designed open-plan kitchen/living area. Door leads out to a 37ft private rear garden - with additional rear access provided via Oldham Terrace.

Well located for access to Acton Town and Acton Central stations. The property is just an 15-minute walk to Acton Main Line station, which benefits from the fast and convenient Elizabeth Line service. It is also within walking distance of the amenities on Churchfield Road and Acton High Street and offers convenient access to the A40 for excellent road links.

What's better:

A bright and spacious two bedroom ground floor garden flat in Acton.

