

**Location:**

Creswick Road is located within a 15 minute walk of Acton Main Line, the Crossrail station, giving direct access to central London on the Elizabeth Line, along with National Rail connections. It's also a short walk from Acton Town station for the Piccadilly Line and Ealing Common for the District and Piccadilly Lines.

**Key points:**

- Underfloor heating throughout
- 10 Year Structural Warranty
- Private large West Facing Terrace
- Short Walk to Elizabeth Line
- Large 2 bed, 2 bath apartment
- Siemens/ Miele/ Smeg Appliances
- Bespoke Joinery TV/ Vanity units and wardrobes
- Bespoke Italian Kitchens

# Do Better:

**Acton**  
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Acton, London, W3 6AY

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# Aston Rowe



**APARTMENT 6 | 1ST FLOOR**  
2 BEDROOMS, 2 BATHROOMS

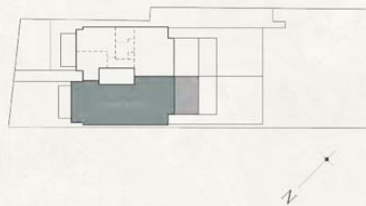


Apartment 6 is a well-considered two-bedroom home located on the first floor, offering a balanced layout with generous living space and a strong connection to the outdoors. The open-plan kitchen, living and dining area forms the heart of the apartment and opens directly onto a private terrace, creating an inviting outdoor space for relaxed dining or quiet moments outside.

Two well-proportioned bedrooms are arranged to provide comfort and privacy. The principal bedroom benefits from a dedicated en-suite, while the second bedroom is served by a contemporary shared bathroom, finished to the same high standard throughout.

Thoughtful circulation, integrated storage and clear zoning ensure the apartment feels calm, practical and easy to live in, making it a refined first-floor home with the added benefit of private outdoor space.

Dimensions	m2	ft2
Total Gross Internal Area <small>*Includes internal walls</small>	69m2	742ft2
Outdoor Space	12m2	130ft2



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 <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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£699,950

Creswick Road, Acton W3 9HF

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms

## The current owner says:

**This property has been delivered with no expense spared, and the developer has really thought and understood the requirements of the end user, and delivered a quality home to suit those needs. It needs to be viewed to be appreciated.**

A new development of 8 boutique apartments in the heart of Acton. Fronting a leafy tree-lined road in the London Borough of Ealing, Creswick Residences combines the best of contemporary British architecture with highly functional interiors. Perfect choice for those who want to enjoy London's more traditional character but with high quality design of brand new construction, by a leading local developer.

Flat 6 - Is a large two bedroom, two bathroom first floor apartment set over 742 sqft with a private West-facing patio terrace that is spacious and great for entertaining.

Constructed with a high specification, and use of quality materials expertly crafted with the utmost care and consideration to detail makes each apartment distinctive and exclusive. Spatial awareness is one of the key elements of our design ensuring well flowing and zoned areas in all apartments.

General Features includes wide-plank white washed oak floors throughout, aluminium windows and doors, underfloor heating, high ceilings and excellent acoustic insulation are features throughout. There are bespoke joinery TV and dining areas, built in wardrobes and vanity units delivered to a high standard.

Kitchens are Italian bespoke crafted joinery, with Quartz worktops, full height splashbacks and elegant recessed spotlights, Smeg Siemens or Miele appliances depending on the unit, ceramic hobs and Lusso taps.

## What's better:

**This contemporary development has been finished with a stunning colour palette that feels inviting and homely with lots of modern features for a buyers enjoyment. We particularly like the high ceilings, underfloor heating and bespoke joinery that make these inviting homes.**

