

Location:

The property is just a short walk from Churchfield Road, renowned for its vibrant café culture, independent boutiques, popular restaurants, and local bars. Acton Main Line station (Elizabeth Line) is approximately five minutes' walk away, providing fast and direct access into Central London.

Key points:

- Two-bedroom apartment
- Second and top floor
- Two-bathrooms (one en-suite)
- 742 sq.ft
- 5-Minute walk to Acton Mainline (Elizabeth Line)
- Communal gardens

Do Better:

Acton
sales@astonrowe.co.uk

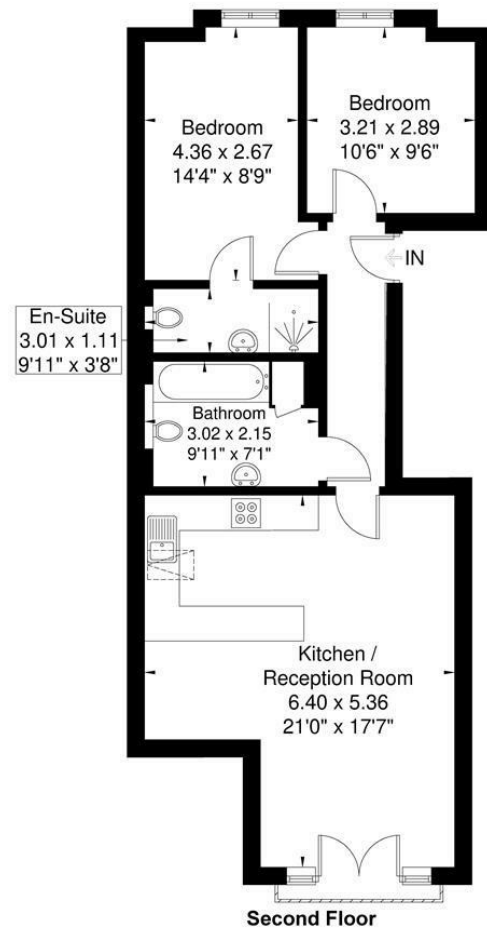
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Aston Rowe



Madeline Avenue
Approximate Gross Internal Area = 69 sq m / 742 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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£575,000

Messaline Avenue, London W3 6JX

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	
84	
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

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



The current owner says:

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

An exceptional two-bedroom, two-bathroom top floor apartment set within a modern and well-maintained development on Messaline Avenue.

Beautifully presented throughout, the property features an incredibly bright and spacious open-plan kitchen/living/dining room to the rear, enjoying a lovely outlook over the West-facing communal gardens. The contemporary kitchen is complemented by a breakfast bar, creating an ideal space for both everyday living and entertaining.

The apartment further benefits from two generous double bedrooms, both with built-in wardrobes, including a principal bedroom with stylish en-suite shower room, in addition to a modern family bathroom suite.

Additional benefits include ample storage, well-kept communal gardens, and a peaceful residential setting.

Ideally positioned on this quiet residential road, the property is just a short walk from Churchfield Road, renowned for its vibrant café culture, independent boutiques, popular restaurants, and local bars. Acton Main Line station (Elizabeth Line) is approximately five minutes' walk away, providing fast and direct access into Central London, including Tottenham Court Road, Paddington, and Canary Wharf.

What's better:

A modern two bedroom, two bathroom apartment within minutes walk to Acton Mainline.

