

**Location:**

Situated on a quiet residential road moments the transport links as well as local shops and restaurants.

**Key points:**

- Three Double Bedrooms
- Modern Apartment
- Private Garden
- Ground Floor
- Close To Central Line

# Do Better:

**Acton**  
lettings@astonrowe.co.uk

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

020 8992 3600



### Canada Crescent

Approximate Gross Internal Area  
63.0 sq m / 678 sq ft

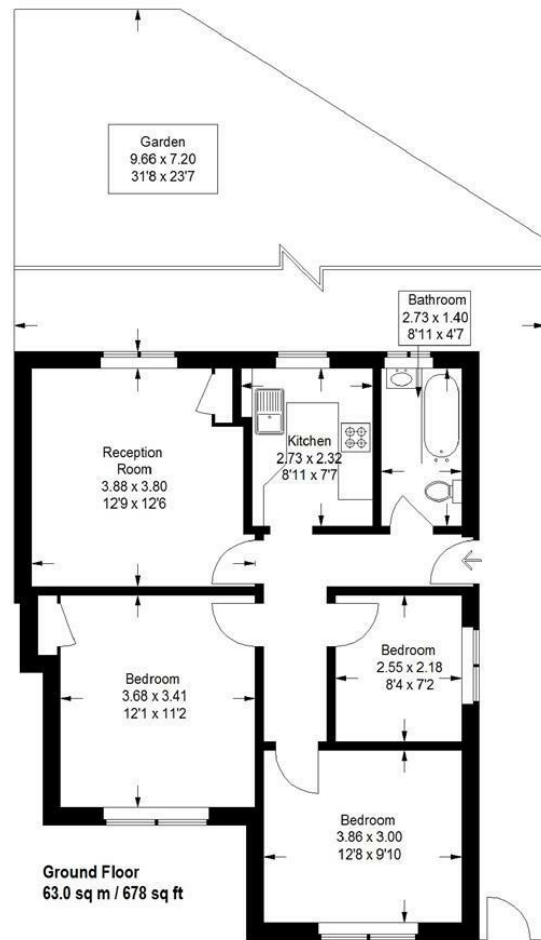


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID673968)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

England & Wales EU Directive 2002/91/EC

## To Let: £2,600 Per Month

### Canada Crescent, London W3 6AY

- 1 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



A spacious ground floor flat with private garden situated in a popular residential road in West Acton. Ideal for a family or working professionals, this property offers three generous sized double bedrooms, a spacious reception room and a separate modern kitchen, and family bathroom. Benefitting from wood flooring throughout and with a private garden to the rear, this property offers ample accommodation space and is well located for access to North and West Acton stations, Acton Main Line and the A40 and A406 for road communications.

### What's better:

## Spacious three bedroom flat in West London

