

Location:

Located just an eight-minute walk from Acton Main Line (Elizabeth line) Station, this property is in the heart of Acton and is also within easy walking distance of the Central, District and Piccadilly lines.

Key points:

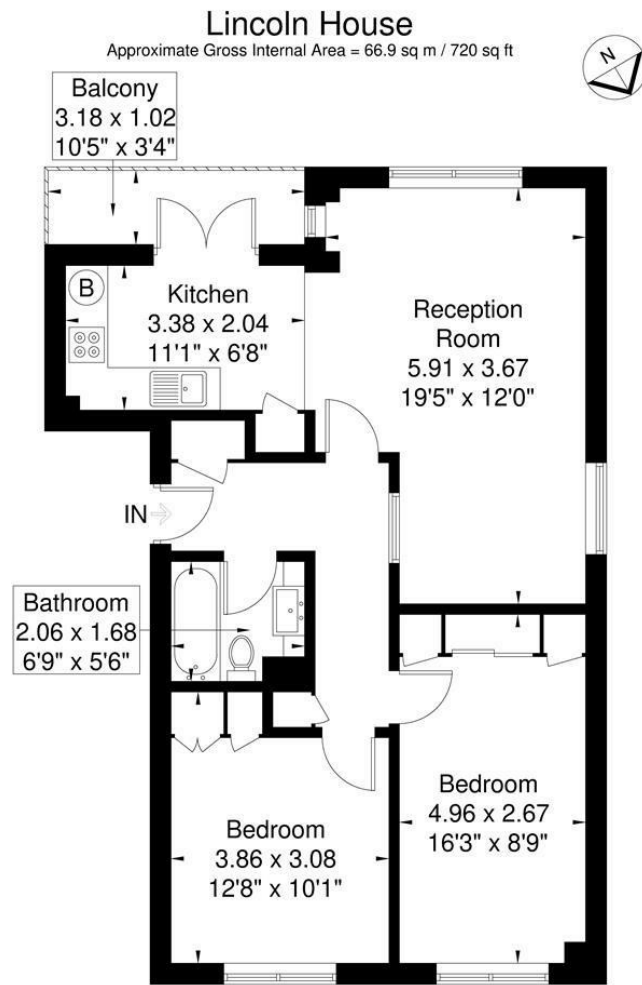
- Two double bedrooms
- Private south-facing balcony
- Share of freehold
- 8 Minute walk to Acton Mainline station (Elizabeth Line)
- Private gated off-street parking with an allocated space
- Heart of Poets Corner
- Walking distance to Churchfield Road
- Modern apartment with bright open-plan living space
- Close to Acton and Gunnersbury Park
- EPC rated C

Do Better:

Acton
sales@astonrowe.co.uk

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

020 8992 3600



Offers In Excess Of £550,000

Acacia Road, London W3 6HB

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

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

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

A superbly presented two-bedroom first-floor apartment extending to over 720 sq ft, offering bright and spacious accommodation, a private south-facing balcony, and the added benefit of an allocated gated off-street parking space. Finished in a contemporary style throughout, the apartment centres around a generous open-plan kitchen, living and dining area, creating a wonderful space for both everyday living and entertaining. Large windows flood the room with natural light, while doors open onto the private south-facing balcony, providing the perfect setting for outdoor dining or enjoying the open aspect. Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from fitted wardrobes, while the second bedroom offers excellent flexibility as a guest bedroom or home office. The property is completed by a modern family bathroom and ample built-in storage, all presented in good condition throughout.

A particular feature of this home is the allocated gated off-street parking space, an increasingly rare and highly desirable benefit in this sought-after part of Acton.

Ideally situated within the ever-popular Poets Corner, the apartment is just moments from the vibrant cafés, restaurants, bars and boutique shops of Churchfield Road. Acton Main Line Station is approximately an eight-minute walk away, providing access to the Elizabeth Line, which offers direct journeys into the heart of London, including Tottenham Court Road in approximately 14 minutes. Further excellent transport links include Acton Central (London Overground) and Acton Town Underground Station. The property also enjoys easy access to major road links including the M4, A40 and M40, providing convenient connections into and out of London, making this an ideal location for both commuters and those travelling further afield.

What's better:

A wonderful two bedroom apartment the heart of Poets Corner

