

**Location:**

The property is well positioned for transport links, including Acton Central (Overground) and Acton Main Line (Elizabeth Line), providing fast and convenient access into Central London.

**Key points:**

- Two-bedroom lower ground floor garden flat
- Located in Acton's sought-after Poets Corner
- 694 sq.ft / 64.5 sq.m
- Private west-facing rear garden - 26'11 X 17'9
- Share of freehold

# Do Better:

**Acton**  
sales@astonrowe.co.uk

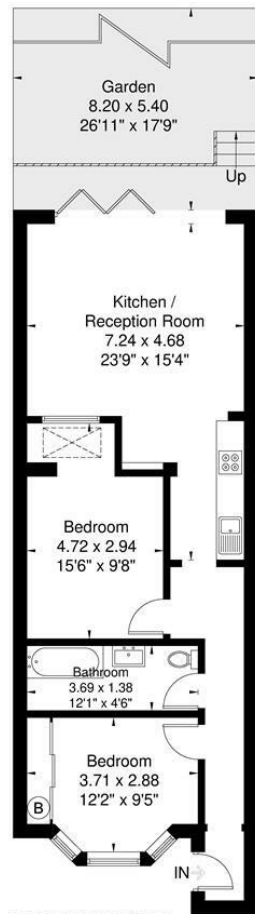
57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600

# Aston Rowe



**Myrtle Road**  
Approximate Gross Internal Area = 64.5 sq m / 694 sq ft



**Lower Ground Floor**

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		70	74
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

## £550,000

## Myrtle Road, London W3 6DY

- 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 well presented two-bedroom garden flat, ideally positioned in the heart of Acton's ever-popular Poets Corner.

Occupying the lower ground floor of an attractive period property, the accommodation comprises two bedrooms, family bathroom and a superb open-plan kitchen/reception room. The living space leads to a private, landscaped West-facing rear garden—perfect for both everyday living and entertaining

Myrtle Road is enviably located just moments from Churchfield Road, renowned for its vibrant café culture and excellent selection of independent shops, bars, and eateries. The property is also well positioned for transport links, including Acton Central (Overground) and Acton Main Line (Elizabeth Line), providing fast and convenient access into Central London.

### What's better:

Occupying the lower ground floor of an attractive period property, the accommodation comprises two bedrooms, family bathroom and a superb open-plan kitchen/reception room. The living space leads to a private, landscaped rear garden—perfect for both everyday living and entertaining

