



HELLIWELL & Co.

**Churchfield Road, Acton, W3
Offers In Excess Of £450,000**





Split Level Flat - Bright & Spacious - Two Generous Bedrooms - Large Living Space - Feature Fireplace - Long Lease - Numerous Transport Links - Fantastic Residential Location.

This spacious, well-presented two-bedroom apartment sits at the lively heart of Acton, with an array of restaurants and shops close by, as well as great transport links in and out of central London. The second floor is luminous and boasts two double bedrooms – one of which features a built-in fireplace with wooden mantel – double-glazed windows bringing in impressive light, and wall-mounted shelves. On the same level, the bathroom is well-lit, with large double-glazed windows, a bathtub and overhead shower with a glass shower screen, an ivory-white-tiled backsplash set against artic-grey walls, built-in ground-level cabinet storage, and heated a towel rail. Onto the third floor, the kitchen is bright, with four windows and a panoramic view, ceiling mounted lights and stylish wooden floors, a wall-mounted cabinet – enlarging the overall available space – while the large reception room is fitted with a carpet, built-in eaves storage, a modern chandelier and large windows illuminating the property throughout the day.

Churchfield Road is a gorgeous street surrounded by green spaces and full of interesting and independent boutiques, cafes and restaurants. The property is a short walk from Ealing Common (District Line & Piccadilly Line) and Acton Central (Overground), the North Circular offers convenient routes for travel, while the proximity to Uxbridge Road also allows easy access into Central London.

- Split Level Flat
- Bright & Spacious
- Two Generous Bedrooms
- Feature Fireplace
- Large Living Room
- Separate Kitchen
- Period Charm & Character
- Numerous Transport Links
- Fantastic Residential Location



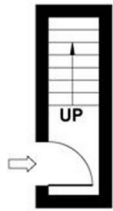
HELLIWELL & Co.

020 8799 3810

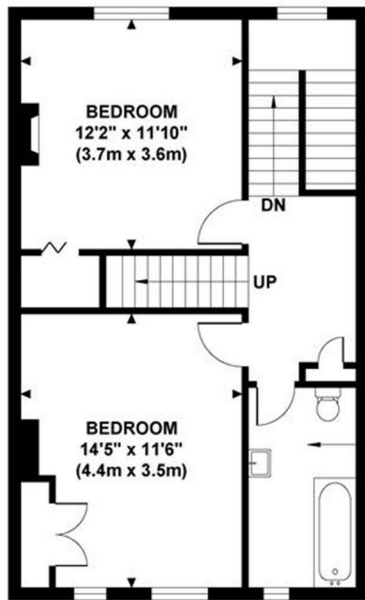
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Helliwell & Co.

CHURCHFIELD ROAD
Approximate Gross Internal Area
890 sq ft / 82.60 sq m

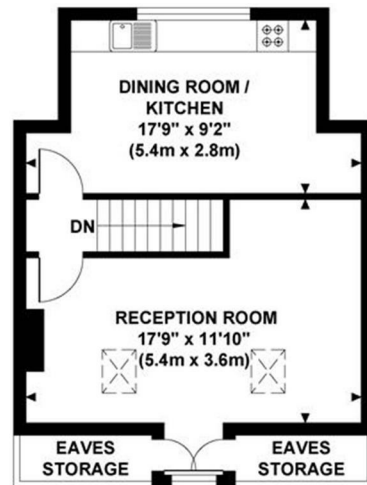


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 25 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 517 SQ FT

BATHROOM
10'6" x 5'7"
(3.2m x 1.7m)



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 348 SQ FT



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			
		59	76
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	

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance with RICS standards.