



## St. Andrews Road, London

An excellent opportunity to purchase an exceptional three-bedroom freehold house in a sought-after road in East Acton. The property comes in excellent order throughout along with large private garden and studio to rear with no onward chain.

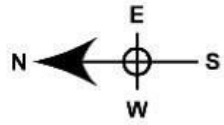
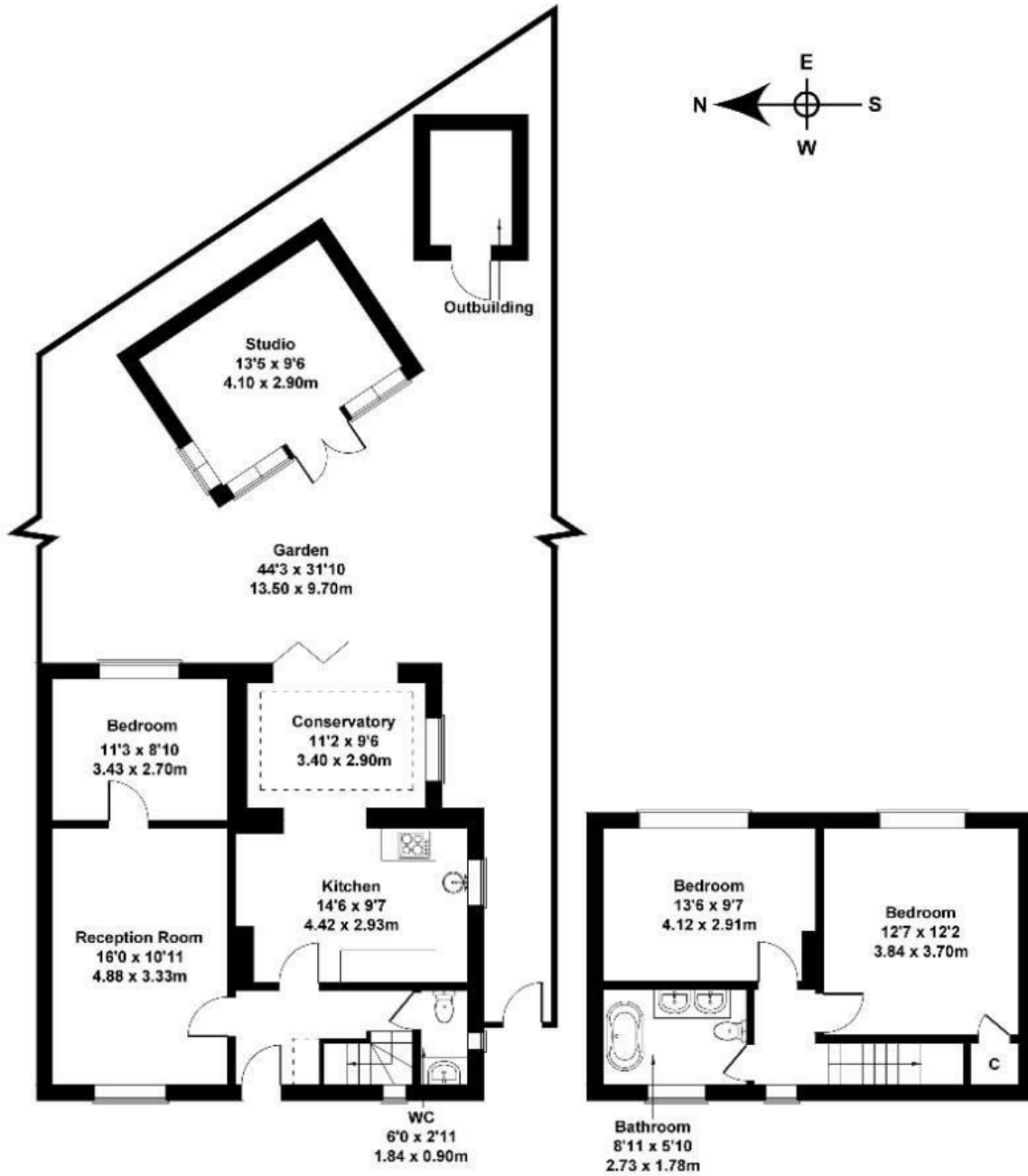
In brief the property comes with three good sized bedrooms, large reception 16' x 10'11, separate kitchen leading onto conservatory, family sized bathrooms and separate WC. The property also benefits from great frontage, a large private garden and a studio which offers multiple different uses.

- Terraced freehold house
- Three bedrooms
- In excellent condition throughout
- No chain
- Large studio to rear
- Close to East Acton and North Acton Tube stations
- East Acton & John Perryn primary schools close by
- Easy access to A40 for driving to Central London
- Great natural light
- Conservatory

£700,000

# St Andrews Road

Approximate Gross Internal Area  
1173 sq ft - 109 sq m  
(Including Studio)



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		