









 3 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current C

Nestled on the charming Lynton Road in London, this delightful property offers a perfect blend of classic character and modern living. Built in the early 1900's, the home boasts a rich history while providing ample space for comfortable family life. With three well-proportioned bedrooms, this residence is ideal for working professional sharers, families or those seeking extra room for guests or a home office. The property features a welcoming reception room, perfect for entertaining friends or enjoying quiet evenings with loved ones. The two bathrooms ensure convenience for all occupants, making morning routines and evening relaxation a breeze.

Lynton Road is a sought-after residential street in the heart of West Acton, offering excellent transport links into Central London. West Acton (Central line), North Ealing (Piccadilly line) and Acton Main Line (Elizabeth line & National Rail) stations are all close by, while Acton High Street provides a wide selection of shops, bars, cafés and restaurants. A range of well-regarded local schools, including West Acton Primary School and Twyford C of E High School, are also within easy reach of the property.

- Spacious Ground Floor Flat
- Two Convenient Bathrooms
- Private Rear Garden
- Holding Deposit (1 weeks rent): £621.00
- Council Tax Band: D
- Three Well Proportioned Bedrooms
- Open Plan Reception with Modern Kitchen
- Off Street Parking
- Security Deposit (5 weeks rent): £3,109.62
- Long Let (12-24 months+)



## LYTON ROAD

Approximate Gross Internal Area

806 sq ft / 74.9 sq.m.



**GROSS INTERNAL  
FLOOR AREA 806 SQ FT**

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 to RICS standards.

