



Burlington Mews, W3

£625,000 *Freehold*



Tucked away in a quiet and sought-after mews setting, this well-proportioned two-bedroom home is ideally located on Burlington Mews, just moments from Acton Central and a wide range of local amenities along Churchfield Road. Offering approximately 719 sq ft of internal space including a private garage, the property is thoughtfully arranged over two floors.

KEY FEATURES

- End-of-terrace mews house
- Private patio and balcony
- Garage
- Sought-after location
- Moments away from Churchfield Road
- Great transport links



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DESCRIPTION

The ground floor features a generous open-plan reception and dining room creating a bright and versatile living space ideal for both relaxing and entertaining. The adjoining kitchen is neatly positioned to the rear, while direct internal access leads to a substantial private garage, providing excellent storage or secure parking. A charming patio area to the front enhances the sense of space and offers an inviting spot for outdoor seating. Upstairs, the first floor comprises two well-sized double bedrooms, both benefiting from access to a private balcony. A family bathroom is conveniently located off the landing, along with additional storage. Burlington Mews is superbly positioned just 0.1 miles from Acton Central (Overground), and within 0.8 miles of Acton Main Line (Elizabeth Line) as well as excellent bus connections, providing swift links into Central London and beyond. The property is also within easy reach of local shops, cafés, and green spaces. This is an ideal purchase for first-time buyers, downsizers, or investors seeking a well-located home with garage parking in a peaceful residential enclave.





MATERIAL INFO

Tenure: Freehold
Term: N/A
Service Charge: N/A
Ground Rent: N/A
Council Tax Band: E
EPC rating: D

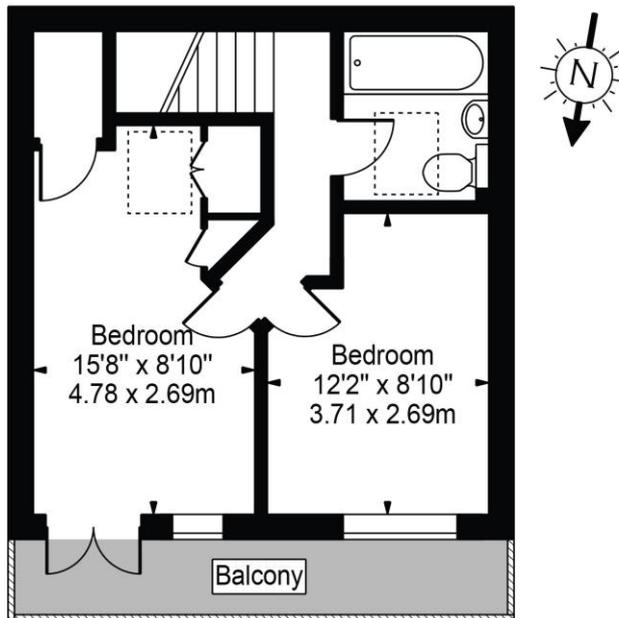
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

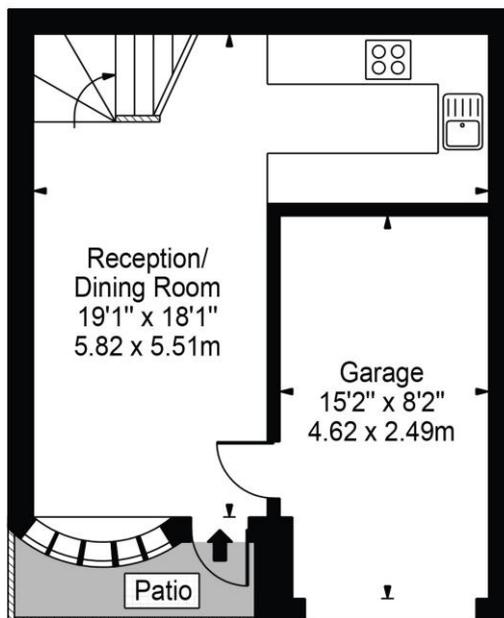
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Approx. Total Internal Area 719 Sq Ft - 66.80 Sq M
(Including Garage)

Approx. Gross Internal Area Of Garage 122 Sq Ft - 11.33 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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