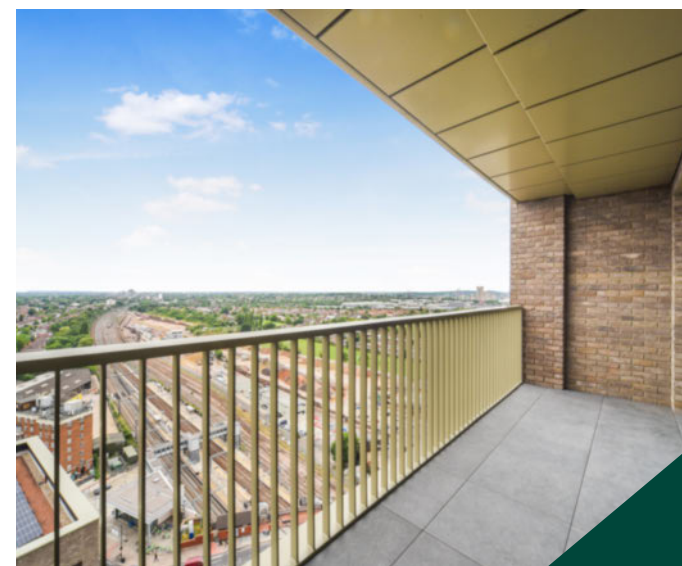




Silverleaf House, Heartwood Boulevard, Acton, W3

Asking price **£520,000** | Leasehold



Silverleaf House, Heartwood Boulevard, Acton, W3

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Gymnasium
(Completing In 2026)
-  Local Amenities
-  24-Hour Concierge
-  0.2 MI Acton

A modern, one bedroom apartment located within the striking Verdean development, ideally positioned moments from Acton Main Line station and the Elizabeth Line in Acton W3.

The apartment boasts a bright open-plan kitchen and living area, finished with attractive light timber-effect flooring and sleek, modern cabinetry, and opening directly onto a private balcony. The well-proportioned bedroom benefits from a fitted wardrobe, while a stylish, modern bathroom completes this impressive home.

The Verdean development offers 24-hour concierge services, and access to onsite fitness facilities which is to

be completed in 2026, a business lounge, communal terraces and landscaped gardens, and bicycle storage. Located just a 1-minute walk from Acton Main Line Station, this property is ideal for commuters.

The Elizabeth Line offers a quick 6-minute journey to Paddington Station, and approximately 10 minutes to Bond Street and Tottenham Court Road Stations, connecting residents to the heart of London seamlessly. The local area of Acton, one of London's greenest boroughs, is undergoing a vibrant regeneration. It offers a new community vibe with independent cafes, restaurants, and bars, perfectly blending social and professional lifestyles.

Tenure:	Leasehold (995 years remaining)	Local Authority:	Ealing
Ground Rent:	£400 p.a.	Council Tax Band:	E
Service Charge:	£3,571 p.a.	EPC:	B

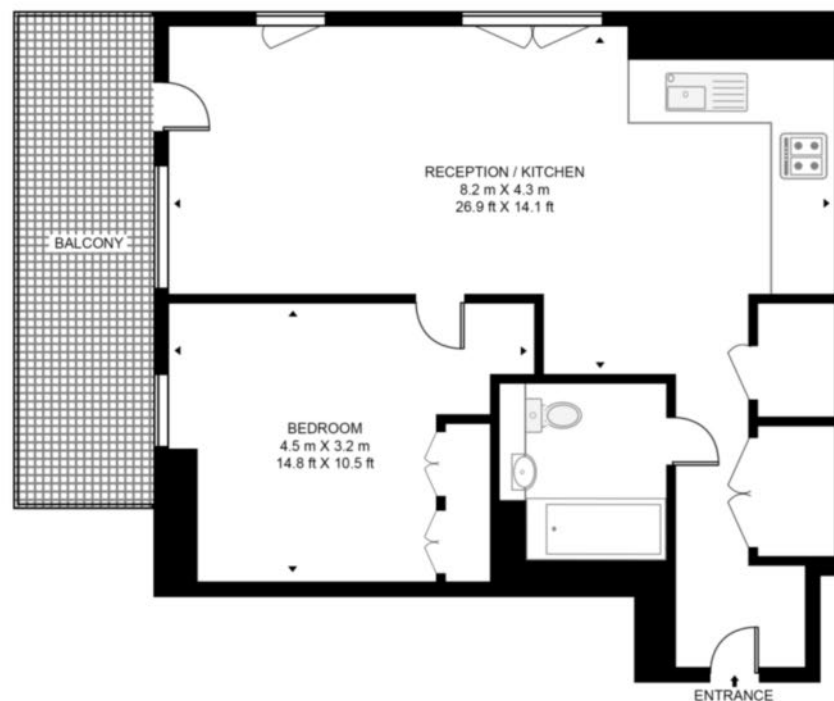


Floorplan

590 sq ft | 54.8 sq m



SILVERLEAF HOUSE, THE VERDEAN, W3 APPROXIMATE GROSS INTERNAL FLOOR AREA 590 SQ.FT (54.8 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Sales

We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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