

East Acton Lane, Acton, W3

Asking Price: £500,000

Benham & Reeves

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2 Bedroom (s) 2 Bathroom (s) Leasehold

A larger than average two bedroom, two bathroom apartment spanning an impressive 887 square feet (approx.) set on the sixth floor of this recently built block in East Acton. The apartment boasts a custom designed handless kitchen with soft close doors, matching worktop and upstands and fully integrated appliances, including combi oven and dishwasher. The living room is flooded with natural light from its western aspect and access to a private balcony overlooking the beautifully landscaped gardens. Both bedrooms are carpeted and offer ample room for wardrobes, bedroom one further benefits from an ensuite shower room. The ensuite and family bathroom are stylishly fitted with white bath and hand basin, ceramic wall and floor tiles, heated towel rail and downlighters. Further benefits include a utility room, video entry system, bike storage and no onward selling chain.

Bordering Ealing, Chiswick and Shepherd's Bush, Acton is a buzzing, cosmopolitan corner of west London - meaning you'll always be close to the action at Western Circus. East Acton Underground is just a five-minute walk from the development, connecting you to central London in under half an hour. With East Acton, Acton Central station and Acton Mainline station all just a short walk from Western Circus, getting around couldn't be easier. The journey time from Acton Mainline station to Bond Street is only nine minutes on the Elizabeth Line. If you're venturing further afield, with the A40 so close by, you can reach the M25 in under half an hour.



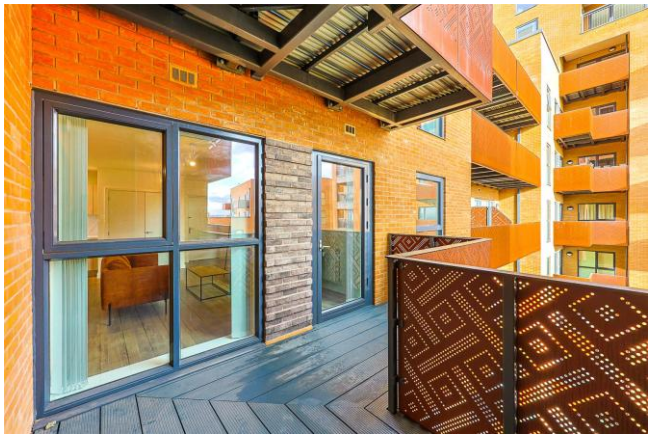




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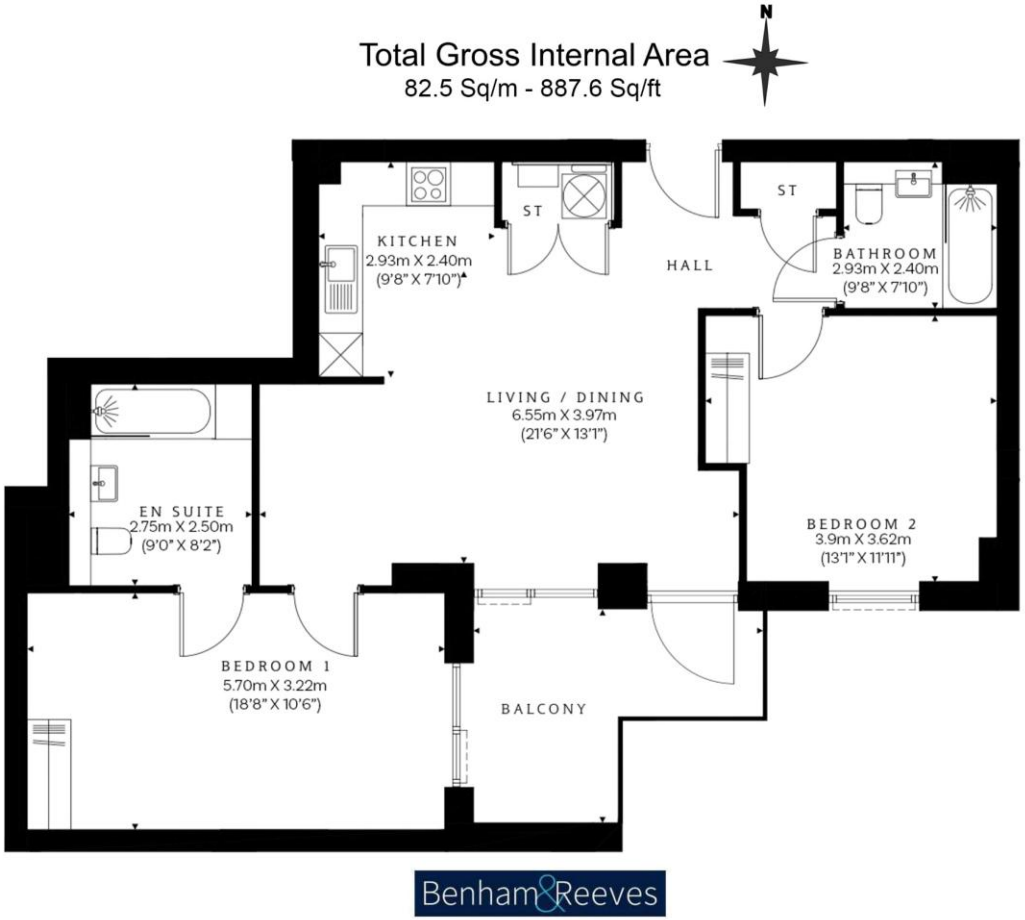




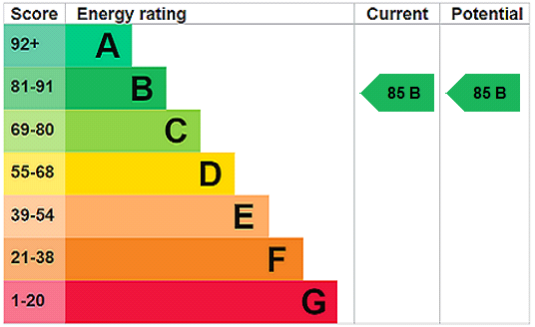

Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- 887 Square Feet (Approx.)
- Sixth Floor
- South Facing Aspect
- Bike Storage
- East Acton Underground Station (Central Line)

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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£500,000
Tenure:	Leasehold Expires 28/02/3017 Approximately 990 Years Remaining
Ground Rent:	£615.95 (per annum) to July 2027
Service Charge:	£3,452.43 (per annum) to July 2027
Anticipated Rent:	£2,200.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Beaufort Park Office.

Our reference: CHN260025

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