



## Nemoure Road, W3

A large two-bedroom garden flat set on Nemoure Road which is just a short walk from Acton Mainline station.

In brief, the property is over 750 sq ft in size, is very good condition and has two large double bedrooms, family sized bathroom, separate kitchen and a large reception with high ceilings.

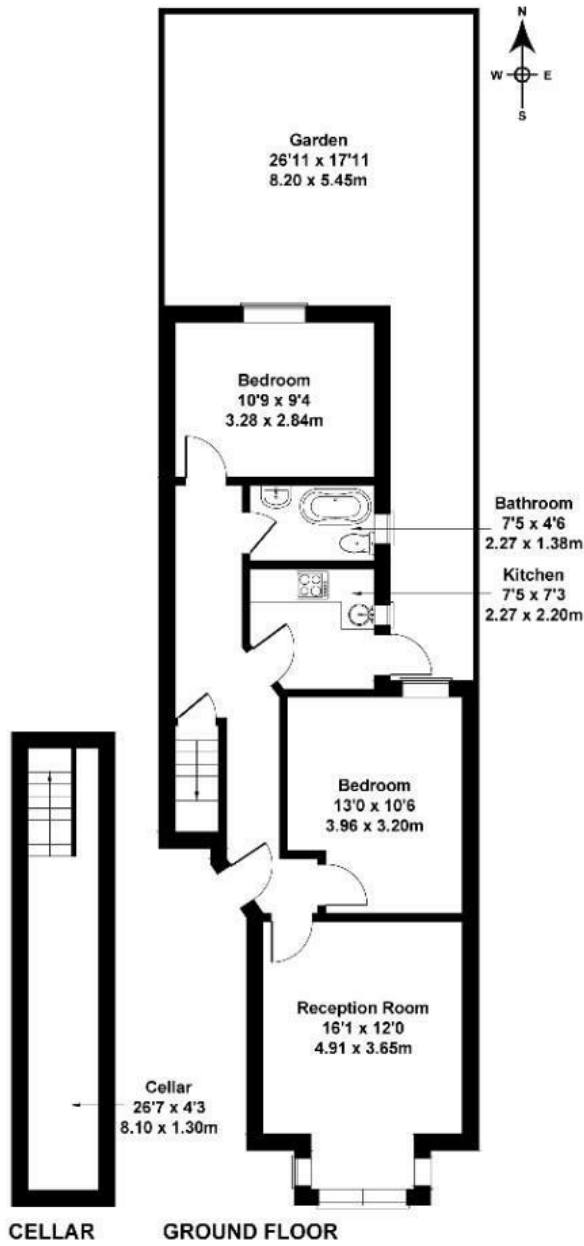
Further benefits are great light, large private garden, long lease of 165 comes with no onward chain.

£500,000

- Period conversion
- Two double bedrooms
- Separate kitchen
- No chain
- Long lease 165 years remaining
- Short walk to Elizabeth line
- Quiet residential street
- High ceilings
- New flooring
- Large private garden

# Nemoure Road

Approximate Gross Internal Area  
764 sq ft - 71 sq m  
(Including Cellar)



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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	76
(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		