



## 11 Beardsley Way, London, W3 7YQ

SellMyHome are proud to present to market this modern studio apartment on the ground floor in this attractive private development.

Located moments from Acton Park, the property has been finished to a very high standard and comprises of an open plan living with a fully fitted kitchen and a separate modern shower room with underfloor heating and storage cupboard.

The property further benefits from an allocated parking space.

The location is fantastic with the shops, bars and restaurants of Acton High Street and Turnham Green close by and great transport links into Ealing, Shepherds Bush, Turnham Green, Chiswick and Westfield Shopping Centre. There is also easy access to the M4/M40 motorways.

**Price Guide £229,000**

# 11 Beardsley Way

, London, W3 7YQ



- STUDIO APARTMENT
- OFF STREET PARKING
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- MUST VIEW PROPERTY
- LOUNGE/BEDROOM
- MODERN STANDARD THROUGHOUT
- EXTENDED LEASE TO 123 YEARS REMAINING
- SHOWER ROOM
- GREAT TRANSPORT LINKS
- LOW SERVICE CHARGE COSTS



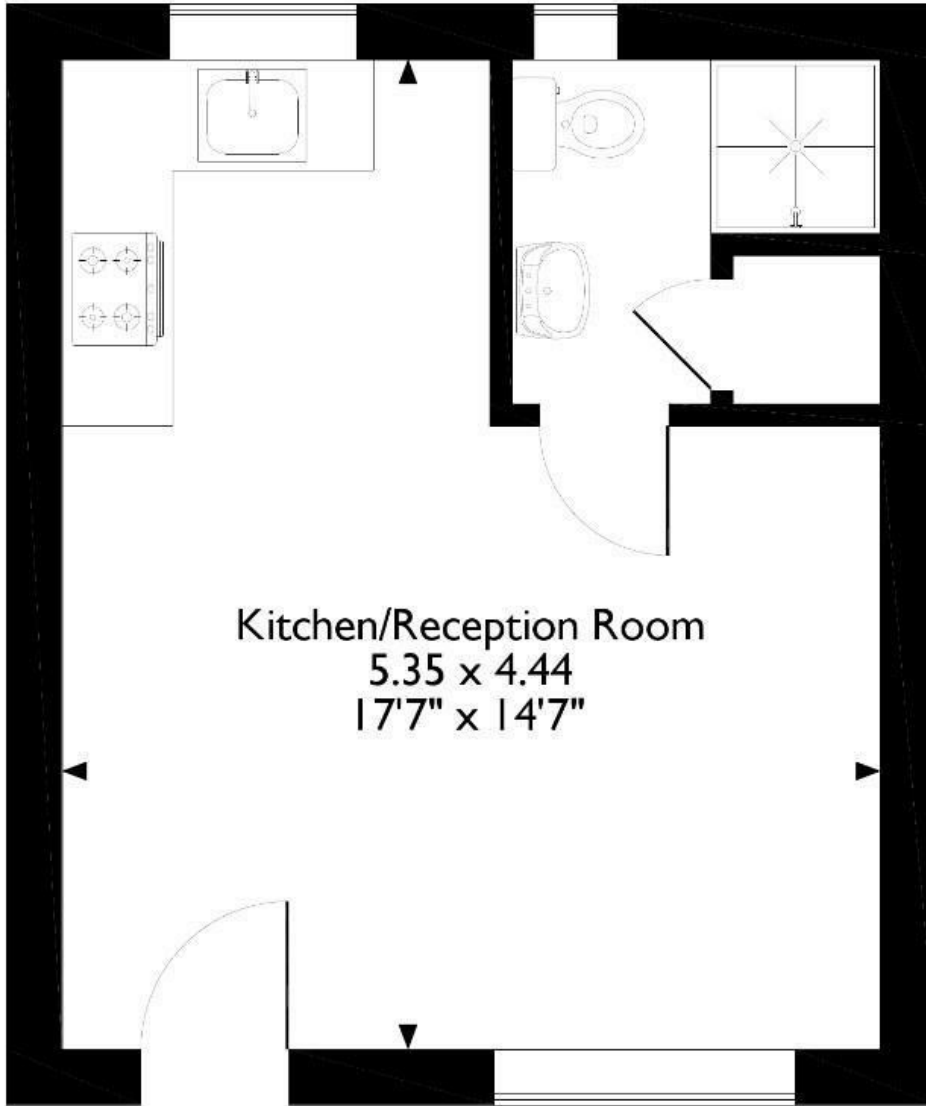
**Directions**





Floor Plan

Beardsley Way , London  
 Approximate Gross Internal Area  
 256 sqft/24 sqm



Kitchen/Reception Room  
 5.35 x 4.44  
 17'7" x 14'7"

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
	82		
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC