

**Location:**

The Vale is centrally located close to the amenities of Acton and Shepherd's Bush. Both Acton Central and Acton Main Line stations are close by for links to and from central London.

**Key points:**

- Views over Acton Park
- 1 Bedroom apartment
- Private balcony with direct views over Acton Park
- Luxury retirement home for buyers over 60's.
- 574 sqft
- Communal gardens
- Communal Lounge
- Lift
- Laundry room

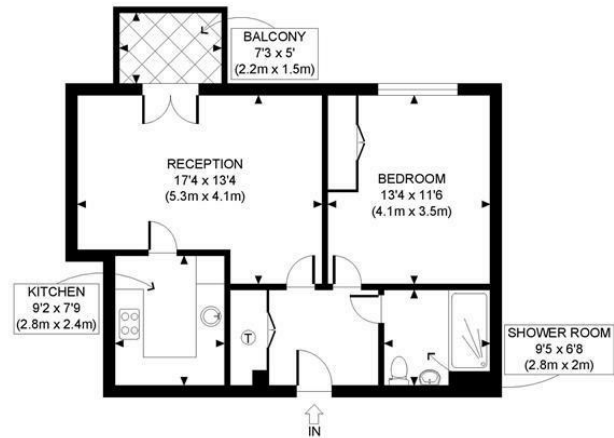
# Do Better:

**Acton**

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103 Churchfield Road,  
Acton, London, W3 6AH

020 8992 3600



THIRD FLOOR  
GROSS INTERNAL  
FLOOR AREA 574 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 574 SQ FT/ 53 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	83		

**Energy Efficiency Rating**  
Very energy efficient - lower running costs  
A (92 plus)  
B (81-91)  
C (69-80)  
D (55-68)  
E (39-54)  
F (21-38)  
G (1-20)  
Not energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC

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



**Asking Price £300,000**

**278 The Vale, London W3 7QB**

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms





## The current owner says:

We loved the peace and tranquility of the flat's location, and enjoyed watching the changing seasons in the communal landscaped gardens as well as from our balcony overlooking the park. Our neighbours were so friendly and welcoming, and we appreciated the peace of mind from having an on-site manager as well as a 24-hour emergency call service.

An excellent opportunity to acquire this one bedroom flat, designed exclusively for the comfort and convenience of residents aged 60 and above. Nestled in a peaceful and secure gated development, this retirement home offers a wonderful opportunity for a relaxed and fulfilling lifestyle.

Situated on the third floor, the property benefits from a private balcony overlooking Acton Park and the landscaped communal gardens. The accommodation provided consists of a spacious reception with a separate kitchen, a master double bedroom with built in wardrobes and modern bathroom with a walk-in shower.

Bryant Court is a purpose-built development, benefitting from a communal lounge, a communal laundry, secure private parking, an on-site manager and a 24-hour emergency call service. The friendly, welcoming residents organise regular social events. For family gatherings, the lounge is available for hire, and a guest room can be reserved for a small fee to accommodate overnight visitors.

The development is well positioned next to leafy Acton Park and conveniently located for various nearby bus routes. Acton Central Overground Station is a 5-minute walk away through the park. Further transport links include Acton Main Line (Elizabeth Line) and Acton Town (District Line) stations. Furthermore, the development is within a short walk from Churchfield Road, a charming and lively street in the heart of Acton, renowned for its vibrant cafe culture. A post office, chemists, grocery stores, coffee shops and restaurants are all within easy walking distance.

## What's better:

## A one bedroom apartment overlooking Acton Park

