

**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:**

- 2 Bedroom apartment
- Views over Acton Park
- Luxury retirement home for buyers over 60's.
- Communal gardens
- Communal Lounge
- Lift
- Laundry room
- Parking available
- Concierge and care-line

# Do Better:

**Acton**

sales@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

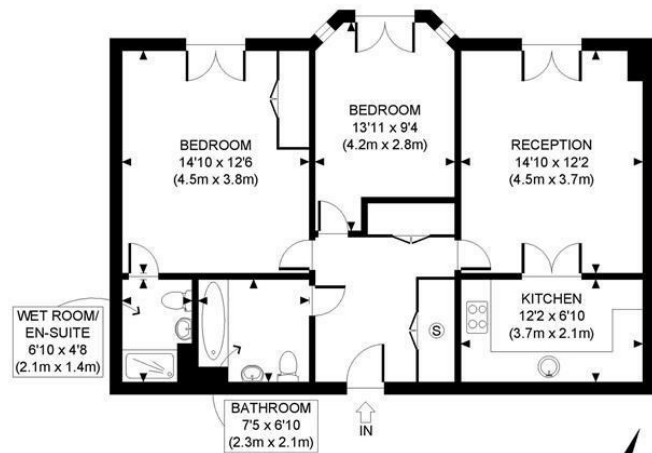
020 8992 3600

# Aston Rowe



**Asking Price £300,000**

**The Vale, London W3 7QB**



**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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms





An excellent opportunity to acquire this two bedroom flat, designed exclusively for the comfort and convenience of residents aged over 60. 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 Juliet balcony overlooking Acton Park and the landscaped communal gardens. The accommodation provided consists of a spacious reception with a separate kitchen, two double bedrooms and a modern and refurbished 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.

## The current owner says:

My mother loved the peace and tranquility of the flat's location, and enjoyed watching the changing seasons in the communal landscaped gardens from the balcony overlooking the park. The location is amazing; both quiet and convenient for all Acton has to offer. She appreciated the peace of mind from having an on-site manager as well as a 24-hour emergency call service.

## What's better:

## A two bedroom apartment overlooking Acton Park

