



SIR ALEXANDER CLOSE

LONDON, W3

£1,250,000
FREEHOLD

Welcome to this spectacular recently extended and refurbished three bedroom family home situated within the prestigious Sir Alexander Close Development. Spacious and luxuriously appointed, having been benefited from an extensive redesign to ensure high end appointments throughout this family home offers a comfortable and versatile living experience. Situated within a secure development you enter from the ground floor into a large hallway with WC and open plan downstairs living area, with easy to maintain garden. The first floor benefits from an en-suite master bedroom and large reception room which could be reconfigured to a fourth bedroom. The second floor benefits from similarly sized large bedrooms and family bathroom. The third floor benefits from a landing and a spectacular roof terrace.

Located close to numerous local amenities, excellent schools, David Lloyd gym and Acton Park.

Arguably the best home in the development currently on the market, enquire promptly to avoid disappointment.

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Sir Alexander Close, W3 7JQ

Approx Gross Internal Area = 157.18 sq m / 1692 sq ft
Roof Terrace = 26.35 sq m / 284 sq ft
Balcony = 4.91 sq m / 53 sq ft
Garden = 26.38 sq m / 284 sq ft
Total = 214.82 sq m / 2313 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	87
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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