



Flat - Purpose Built (EPC Rating:)

FLAT 18 WINTER APARTMENTS, EAST ACTON LANE, ACTON, W3 7NZ

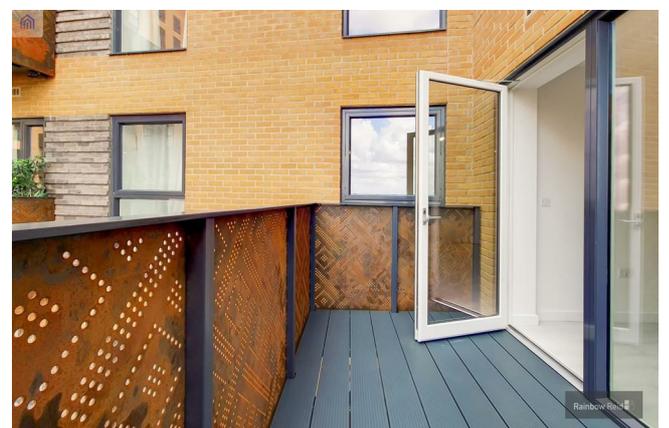
£2,200

1 Bedroom Flat - Purpose Built located in Acton

Nestled in the vibrant area of Acton, this charming purpose-built flat offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-proportioned reception room, ideal for relaxation or entertaining guests. The bedroom provides a peaceful retreat, ensuring restful nights and a tranquil atmosphere.

The flat also includes a modern bathroom, designed with functionality in mind, catering to all your daily needs. With its thoughtful layout, this property maximises space and light, creating an inviting environment.

Acton is known for its excellent transport links, making it easy to commute to central London and beyond. Residents can enjoy a variety of local amenities, including shops, cafes, and parks, all within a short distance. This flat presents an excellent opportunity for those looking to embrace the lively community spirit of Acton while enjoying the comforts of a well-appointed home.



Winter Apartments, W3

CAPTURE DATE: 30/08/2022 LASER SCAN POINTS: 42,790,914

GROSS INTERNAL AREA

48.81 sqm / 525.39 sqft



GROSS INTERNAL AREA (GIA) The footprint of the property 48.81 sqm / 525.39 sqft	NET INTERNAL AREA (NIA) Excludes walls, and other features Includes washrooms, restricted head height 47.51 sqm / 511.39 sqft	EXTERNAL STRUCTURAL FEATURES Balconies, terraces, windows etc. 6.02 sqm / 64.80 sqft	RESTRICTED HEAD HEIGHT Limited areas under 2.0m 0.00 sqm / 0.00 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

PHS 28 RESIDENTIAL 55.17 sqm / 593.84 sqft
PHS 30 RESIDENTIAL 54.11 sqm / 582.44 sqft
SPEC ID: 63088bc34a23e90df31cccc

Council Tax Band

Energy Performance Graph

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

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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 are advised to recheck the measurements.