



**Fraser Court, Heathstan Road, London W12 0SE**



**welcome to**  
**Fraser Court, Heathstan Road, London**

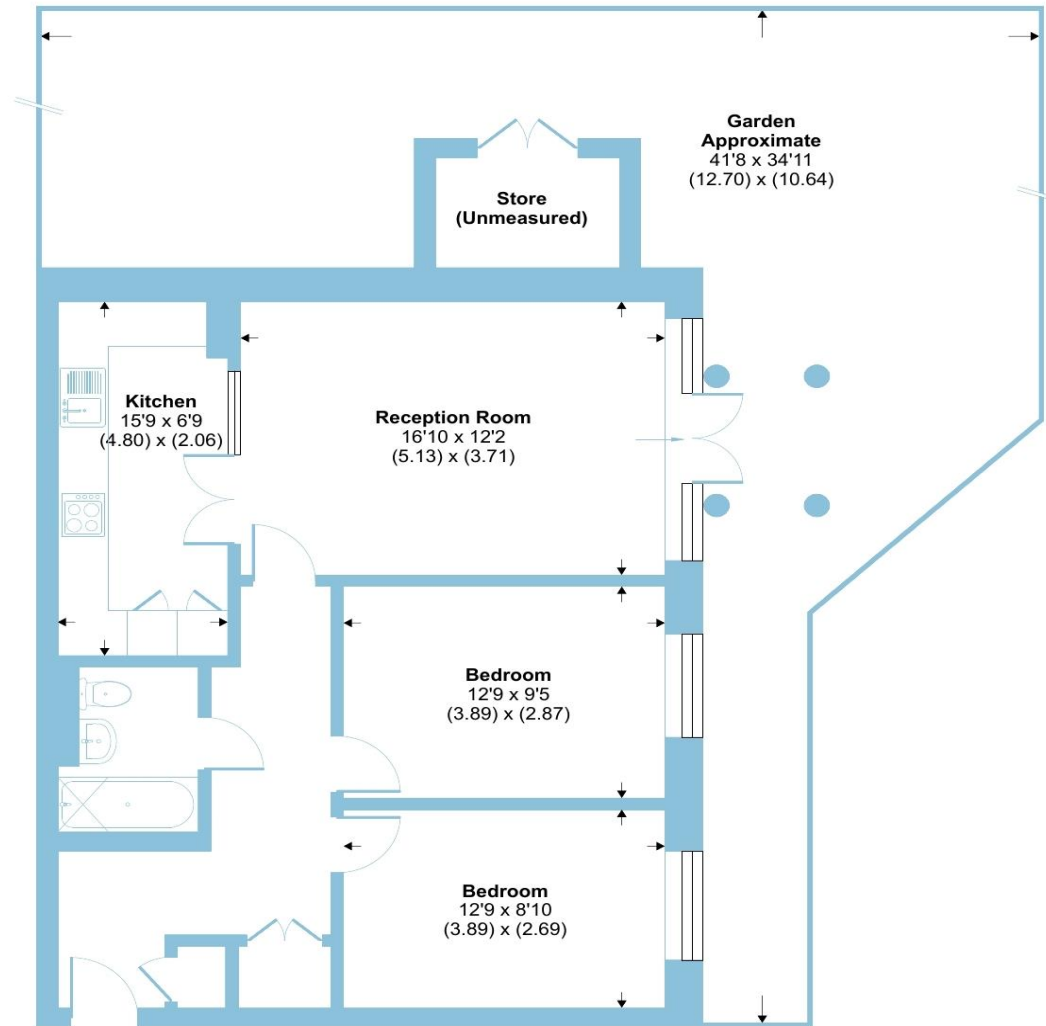
A two bedroom ground floor garden flat set within this purpose built development just off The Westway (A40) and close to the Central Line station at East Acton.



# Heathstan Road, London, W12

Approximate Area = 757 sq ft / 70.3 sq m (excludes store)

For identification only - Not to scale



**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄chem 2022. Produced for Barnard Marcus. REF: 902050



welcome to

## Fraser Court, Heathstan Road, London

- Ground floor flat with private patio garden
- Two double bedrooms
- Reception/diner
- Off street parking (reserved bay)
- Close to Central Line station at East Acton

Tenure: Leasehold EPC Rating: C

offers in excess of

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/WKT104526](https://www.barnardmarcus.co.uk/Property/WKT104526)

This is a Leasehold property with details as follows; Term of Lease 99 years from 12 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
WKT104526 - 0006

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