

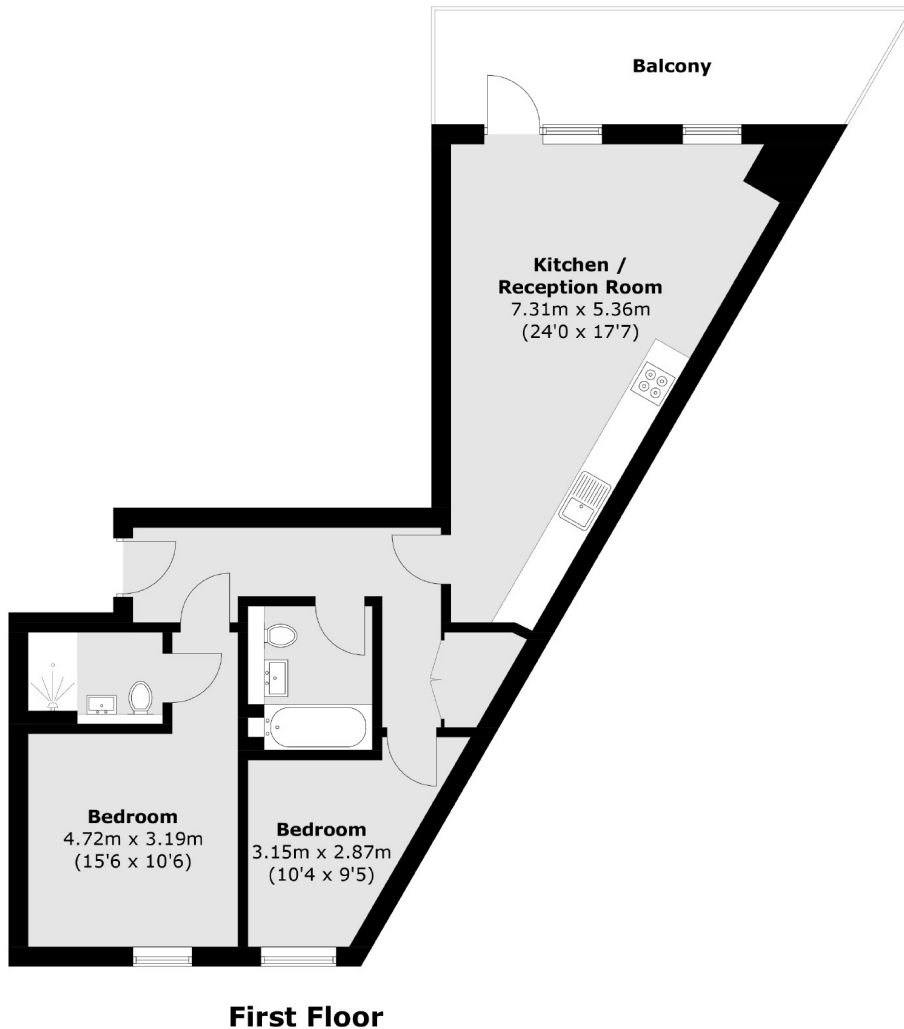


## Gunnersbury Lane, W3

£450,000

A modern two bedroom, two bathroom apartment located in the heart of Acton. This first floor flat is in excellent condition throughout, has a private balcony and a long lease.

Triumph House is located on Gunnersbury Lane within half a mile of both Acton Town and Ealing Common stations offering excellent access into town.



Total area (approx.): 63.4 sq. m (682.4 sq. ft)  
Balcony: 11.8 sq. m (127.0 sq. ft)

Robertson Smith & Kempson Acton Sales  
137 High Street, Acton,  
London, W3 6LY  
020 8896 3996  
[actonsales@robertsonsmithandkempson.co.uk](mailto:actonsales@robertsonsmithandkempson.co.uk)

Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.