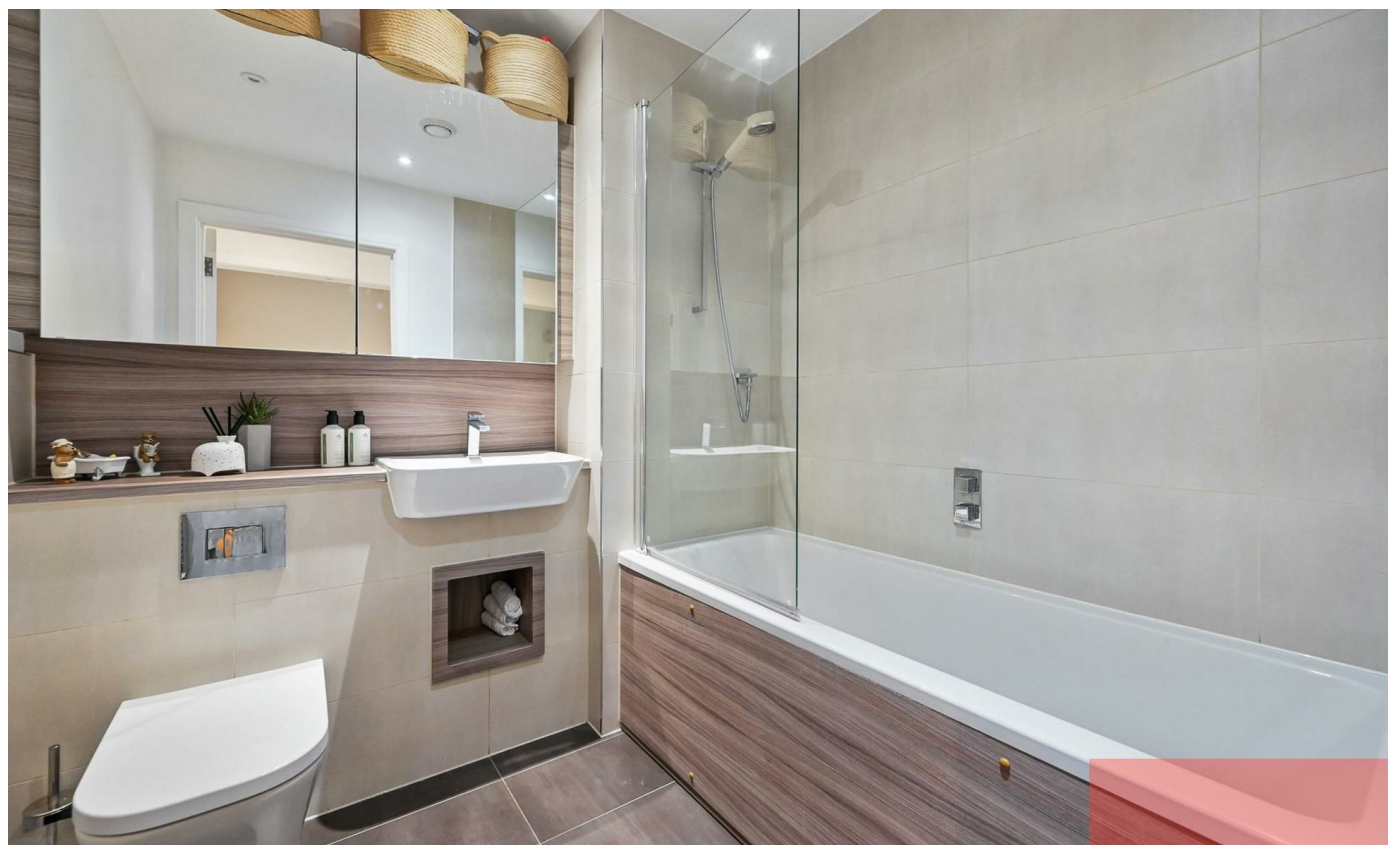




Bollo Bridge Road, London, W3 8YG

Asking Price £640,000 Leasehold



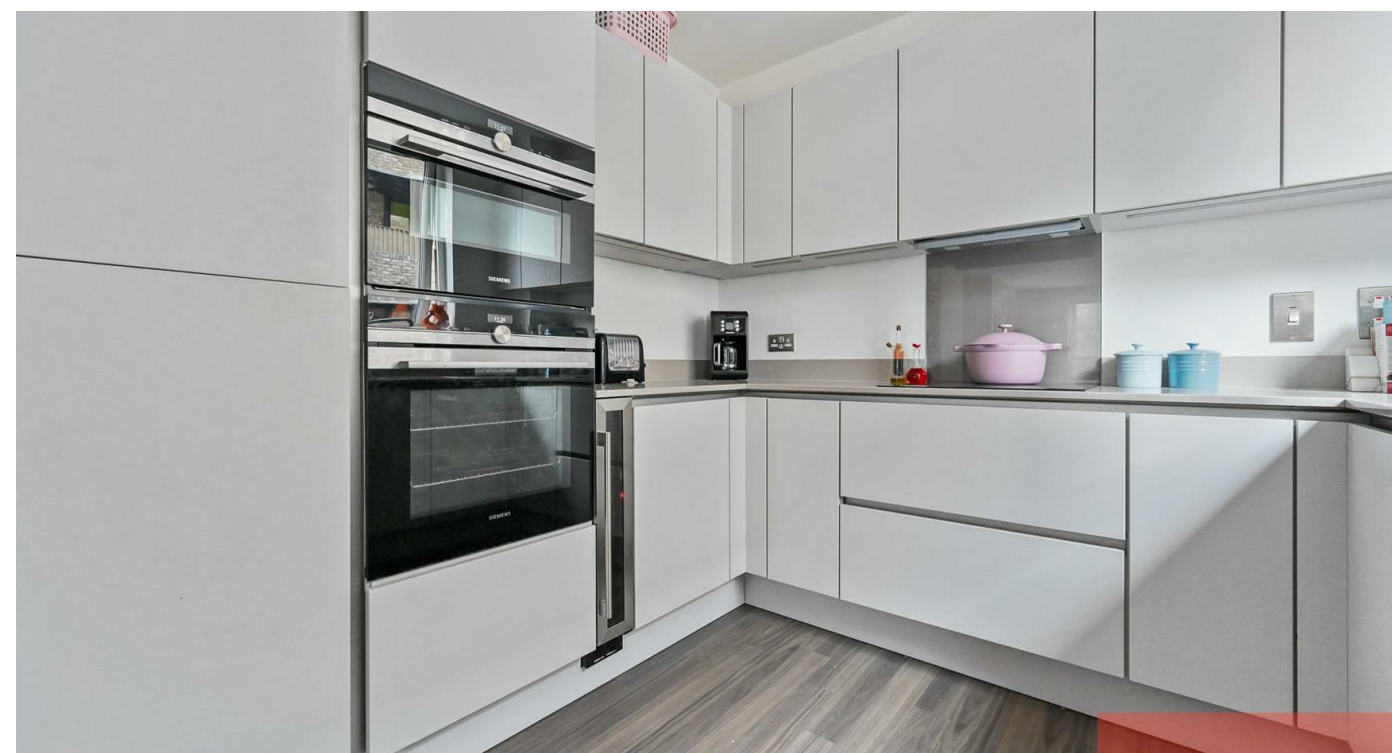
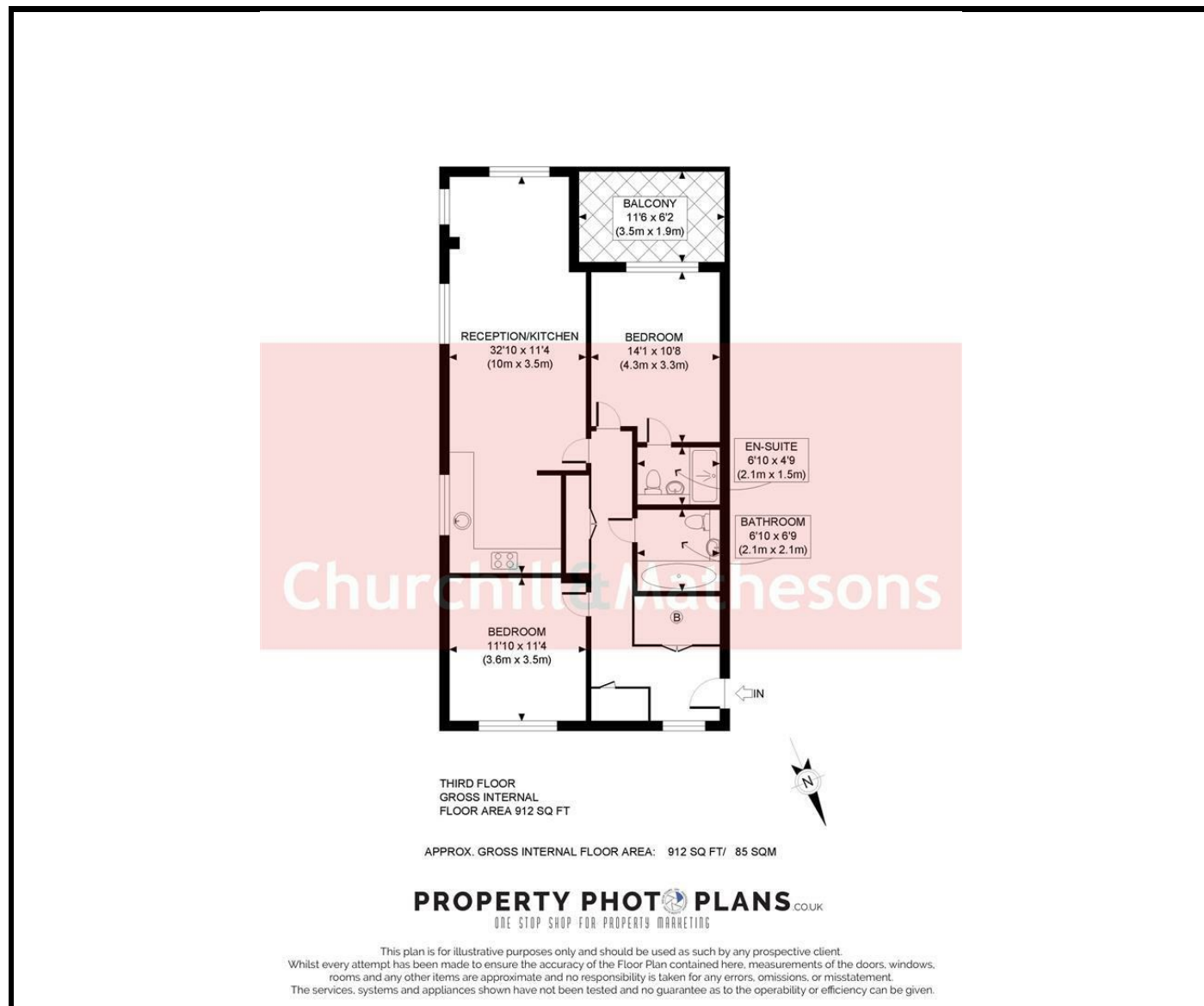
KEY FEATURES:

- LONG LEASE
- SECURE PARKING
- BALCONY
- MODERN FINISHES
- LARGE LIVING ROOM
- CONVENIENT LOCATION
- LIFT ACCESS

Welcome to this larger than most 912sqft, 3rd floor apartment built by Acton Gardens to a high specification. The low voltage lights, wooden floors, clean lines and beautiful decorations offer a touch of elegance and class. Close to parks and recreation, shops and stations makes this the perfect location.

The large open plan spacious reception room/modern kitchen with granite tops and diner is perfect for entertaining guests or simply relaxing after a long day. The property features 2 double bedrooms (main en-suite) with loads of storage and a well-appointed family bathroom. The balcony backs onto the bedroom with the entrance via the living room is a lovely space for morning coffees. Additionally, the presence of a lift makes moving in and out a breeze, adding to the convenience of this lovely flat

A secure underground parking, with EV charging point and bike store, having an In-house GP Surgery, Dentist, Energie Gym, hair salon and Sainsburys downstairs is super convenient.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		

England & Wales EU Directive 2002/91/EC

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.