



Beechwood Grove, London, W3 7HY

£311



**KEY FEATURES:**

- FIRST FLOOR
- PURPOSE BUILT
- STUDIO FLAT
- FOR PEOPLE AGED 55 OR OLDER
- RETIREMENT BLOCK
- VACANT
- COMMUNAL GARDEN
- OFF STREET PARKING

A FIRST FLOOR PURPOSE BUILT STUDIO APARTMENT with lovely COMMUNAL GARDENS in this popular RETIREMENT BLOCK in East Acton Lane for people AGED 55 YEARS OR OLDER.

The apartment comprises of Entrance Hall, Studio area with fitted wardrobes and pull down bed, separate fitted kitchen and shower room / WC.

Further Benefits include lift, onsite estate manager, OFF STREET PARKING, residents lounge, guest room for visitors and lovely communal gardens. The total floor area is approximately 374 SQ FT (34.7 SQ/M).

Beechwood Grove is located close to local transport connections and amenities of East Actons' Savoy Circus and East Acton Underground Station (Central Line, Zone 2) is just a short walk away. Local Authority London Borough of Ealing. Council Tax Band C.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.