



The Vale, London, W3 7SA

Asking Price £385,000 Leasehold



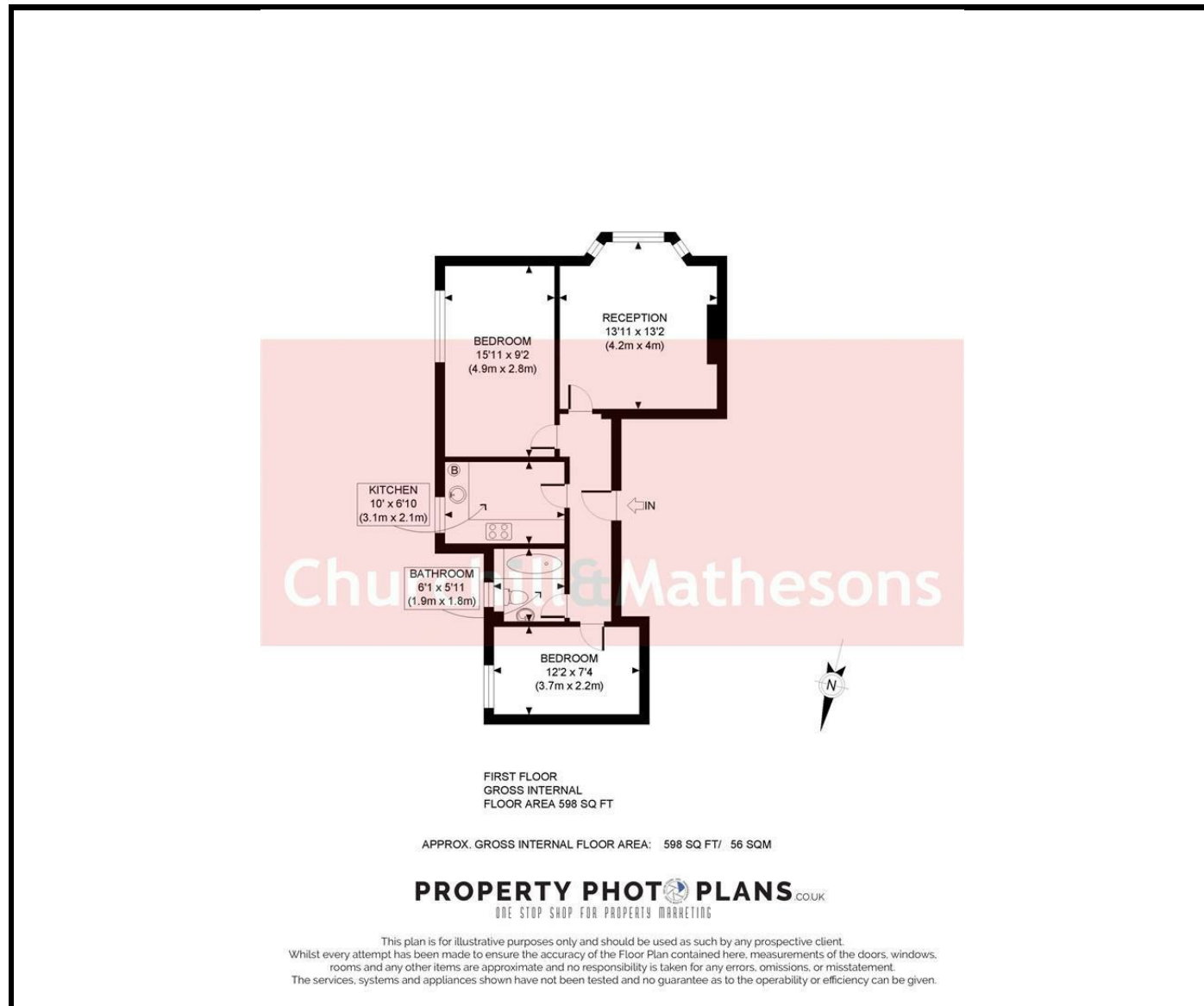
KEY FEATURES:

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- SEPARATE KITCHEN
- NO UPPER CHAIN
- SECURE ENTRYPHONE SYSTEM
- CLOSE TO SHOPS

A WELL PRESENTED FIRST FLOOR two-bedroom apartment. This bright and airy apartment consists of a large lounge/dining room, separate kitchen, two double bedrooms and family bathroom. The total floor area is approximately 598 SQ/FT (56 SQ/M).

Further advantages are the property has a SECURE ENTRY PHONE SYSTEM and is being offered with NO UPPER CHAIN. The property is a great opportunity for a first-time buyer.

A large range of shops and restaurants can be found on The Vale and Uxbridge Road. Local schools and nursery are also close by. The nearest stations are East Acton Underground Station (Central Line - Zone 2) and Acton Central (National Rail), while the motorist will find quick and easy routes into and out of Central London and the West End via the A40. Local Authority London Borough of Ealing. Council Tax Band C.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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.