



andrew nunn  
ASSOCIATES



ASKING PRICE

**£750,000**

**Acton Lane**

London, W4 5HU

## PROPERTY SUMMARY

Excellent ground floor two double bedroom apartment with a private patio, positioned at the rear of this highly-regarded gated development on Acton Lane in Chiswick.

Occupying 928 Sq.ft – 86 Sq. m, this modern apartment presents immaculately and has been improved by the current owners. A host of extras, including a second private patio, allocated parking space, separate utility room off the hallway, ensuite to the principal bedroom, comprehensive built-in storage throughout with more private storage in a communal store room, set this high specification home apart from the competition.

Broomcroft Court is located under a mile from four different stations serving the District, Piccadilly and Mildmay lines and a short walk from Chiswick High Road, with all the shopping and recreational amenities this provides. EPC = D.

2



2



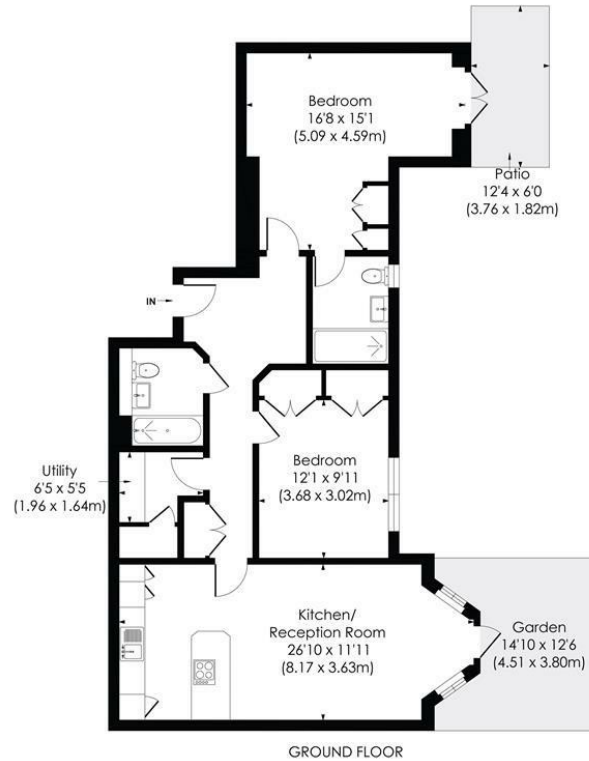
1





## ACTON LANE, W4

Approx. Gross Internal Floor Area  
928 Sq. ft/86.22 Sq. m



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



**OFFICE ADDRESS**  
The Clock House  
66 South Parade  
Chiswick  
London  
W4 5LG

**OFFICE DETAILS**  
020 8995 1500  
sales@andrewnunnassociates.co.uk  
andrewnunnassociates.co.uk

## LOCAL AUTHORITY

Ealing

## TENURE

Leasehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	61		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements