



Leslie
& Co.

CRESWICK ROAD, ACTON, LONDON, W3

Guide Price: **£800,000**



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About the property

Why we'd buy it

There is a lot to like here, but the terrace is the bit that really changes things. At roughly 16ft by 8ft, it is a proper extension of the living space rather than somewhere to squeeze a chair and call it outside space.

Inside, you have around 870 sq ft arranged laterally across one floor, with three bedrooms, two bathrooms and a particularly good open-plan kitchen, dining and reception room measuring almost 24ft long. The principal bedroom has its own en suite, while the other two bedrooms give you genuine flexibility for children, guests or that increasingly non-negotiable home office.

It is also brand new, so there is no previous owner's questionable decorating decision to quietly undo. The finish is contemporary and considered, and being one of just eight apartments gives the development a rather more boutique feel than the enormous new-build schemes popping up elsewhere.

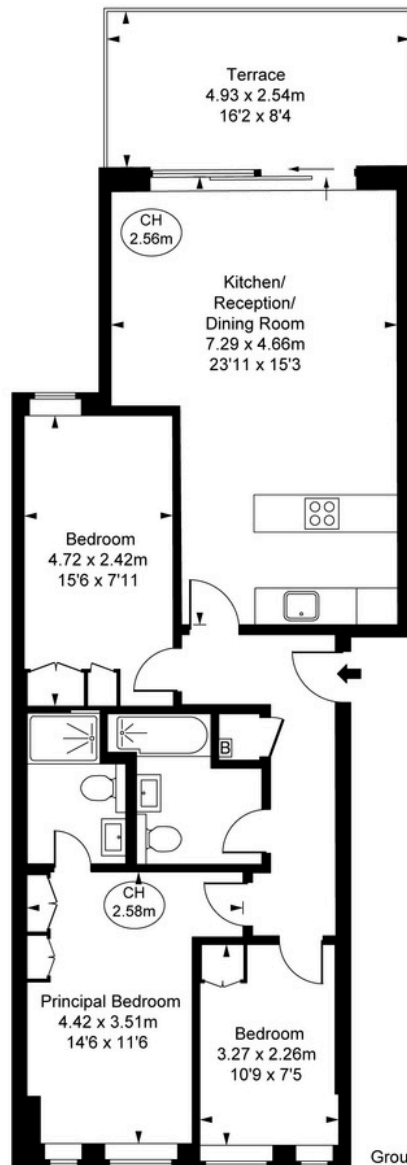
Then there is the location. Creswick Road is a leafy residential street, yet Acton Main Line and the Elizabeth Line are close by. That combination of proper outside space, three bedrooms, two bathrooms and genuinely useful transport links is exactly why we think this one deserves a look.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Brand-New Three-Bedroom Apartment
- Approximately 870 Sq Ft
- Large Private Terrace
- Almost 24ft Open-Plan Kitchen / Living Space
- Two Bathrooms Including Principal En Suite
- Boutique Development Of Just Eight Apartments
- Leafy Residential Setting
- Easy Reach Of Acton Main Line & The Elizabeth Line

Material information

- Tenure - Freehold
- Council Tax Amount - £3564.22 (Band G)
- Guide Price - **£800,000**
- Service Charge - £1520.86 yearly



Creswick Road, W3
Approximate Gross Internal Area
80.85 sq m / 870 sq ft

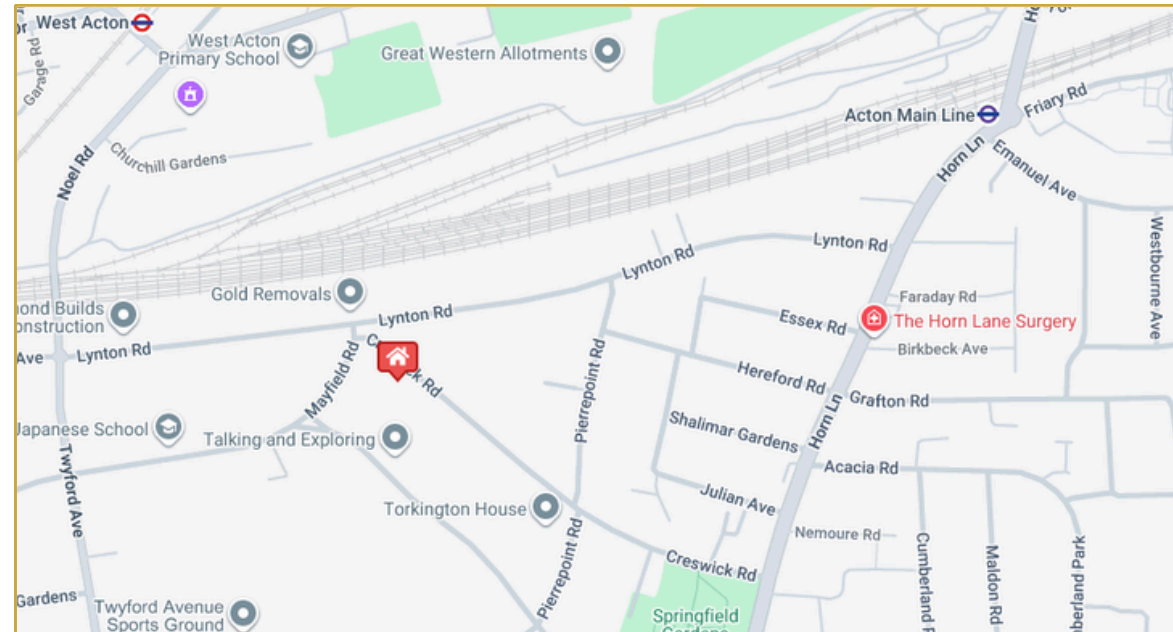
(CH = Ceiling Heights)



Ground Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice



Key Facts for Buyers



Buyer Information Pack

