

## BERRYMEAD GARDENS, ACTON, W3

£2,095

Goldman Greg are delighted to present this bright and spacious, newly built one bedroom period conversion, offering generous living space and a modern interior.

The apartment comprises a spacious open-plan reception area, illuminated by a large winter garden and Juliette balcony, fully integrated kitchen, double bedroom and modern bathroom.

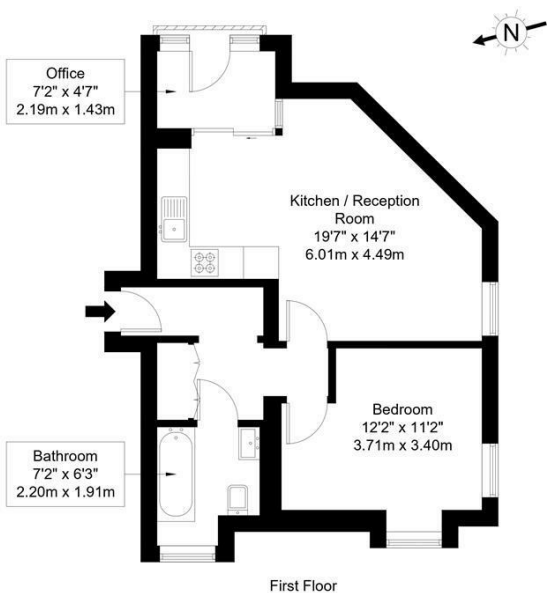
Berrymead Gardens is a popular quiet residential street located within walking distance to South Acton Station (Overground), Acton Main Line (Elizabeth), South Acton Park and local amenities.



Goldman Greg

Berrymead Gardens, W3 8AB

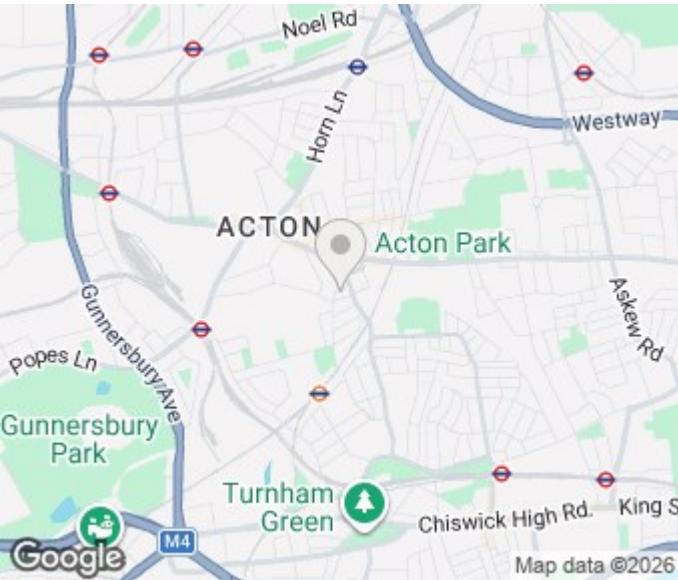
Approx Gross Internal Area = 46.64 sq m / 502 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| 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>                            | 55                      | 55        |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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

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