



## Lexden Road, W3

A well-presented three-bedroom flat on Lexden Road offering over 900 sq ft of accommodation arranged over two floors.

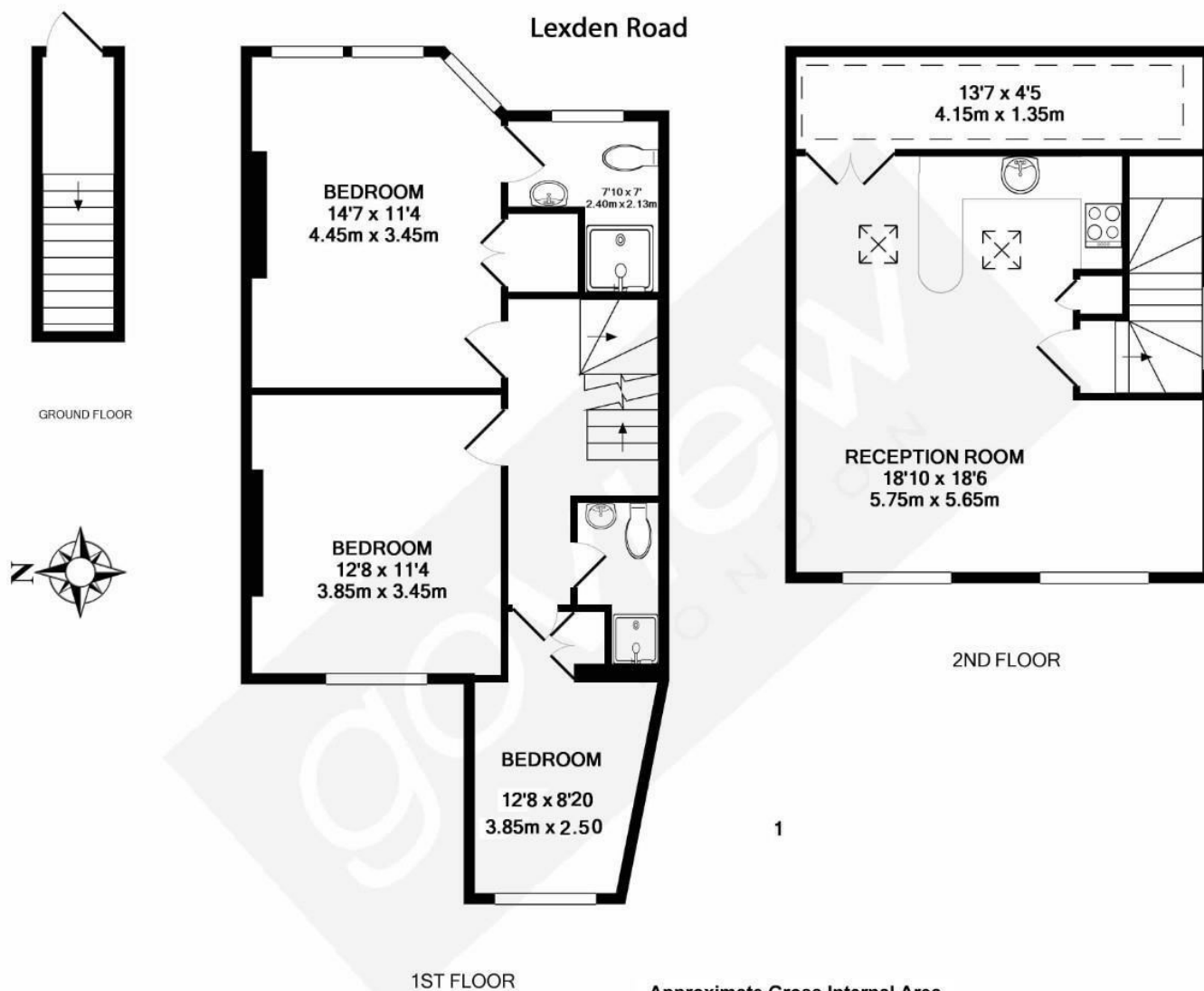
The first floor provides three bedrooms and two bathrooms (one en-suite), while the entire top floor features a bright open-plan reception room with an integrated kitchen and useful eaves storage.

Spacious, versatile and well located, it's an ideal home for families, sharers or anyone seeking generous living space in Acton.

- Three double bedrooms
- Two bathrooms
- Excellent decorative order
- Close to amenities and transport
- Share of freehold
- No onward chain

£524,000

# Lexden Road



**Approximate Gross Internal Area**  
920'3 sq ft x 85.5 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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>	76	79
(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>England &amp; Wales</b>	EU Directive 2002/91/EC	