



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.

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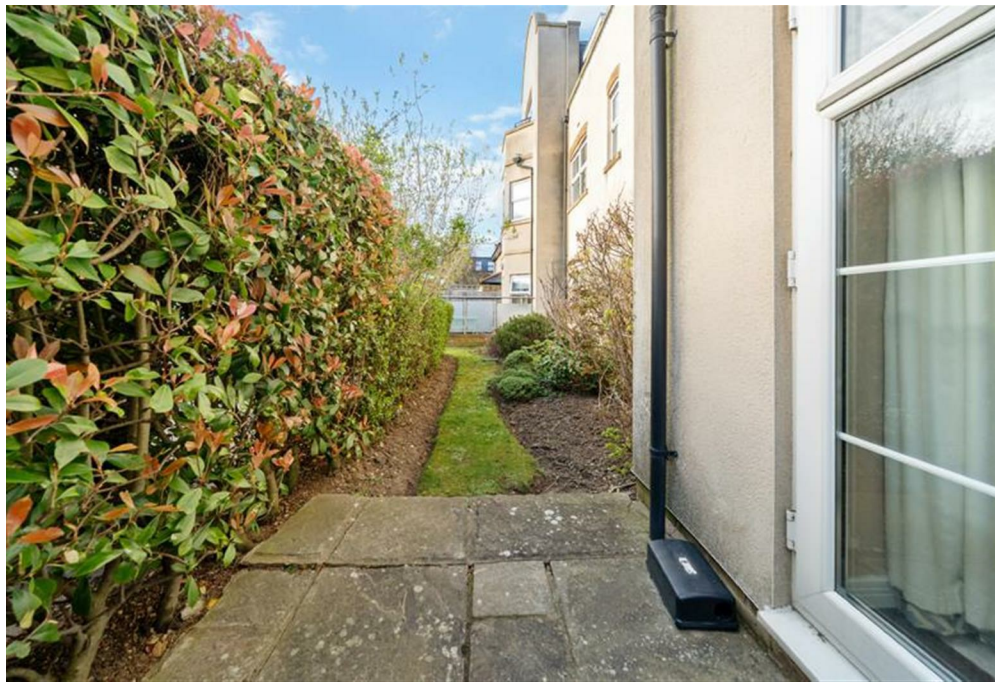


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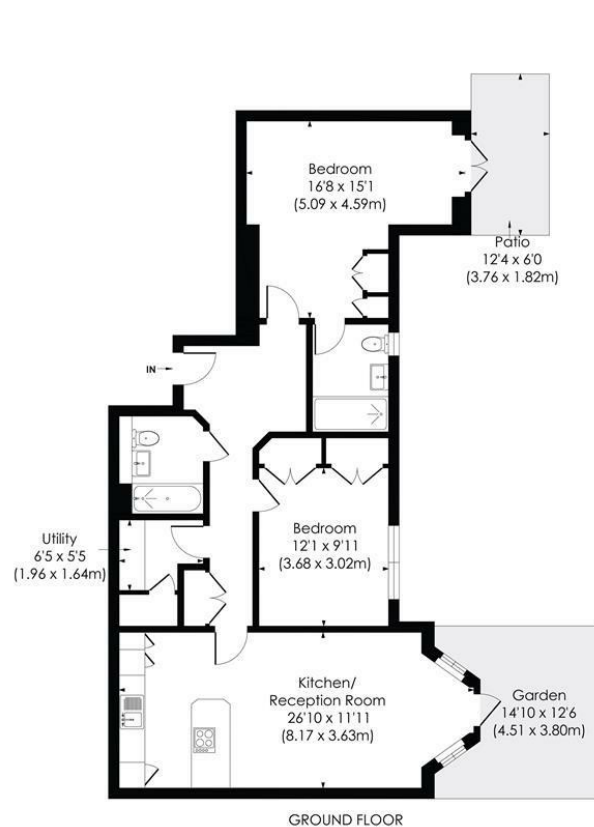
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ACTON LANE, W4

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



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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.

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		
England & Wales	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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