

£2,375 pcm

Kings Arms Court, 301 East Acton Lane, Acton, W3



2

Bedrooms



2

Bathrooms

1 Oscar House, 1b Fairfield Road, Brentwood, Essex, CM14 4LR |
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This spacious 2-bedroom flat offers a modern living experience with two bathrooms and a large reception area. Located in an excellent area with fantastic transport links, the property features a high specification throughout, a large balcony, and on-road parking.

Situated in the vibrant area of Acton, this 2-bedroom, 2-bathroom flat offers a contemporary living space at 301 East Acton Lane. The property boasts a large reception room, providing ample space for relaxation and entertainment. The kitchen is fitted with modern appliances and offers plenty of storage and counter space, ideal for everyday living.

Both bedrooms are doubles, offering generous space and comfort. The two bathrooms are well-appointed, featuring modern fixtures and fittings. The property benefits from a large balcony, perfect for enjoying outdoor space in an urban setting. On-road parking is available, adding convenience for residents with vehicles.

The flat is located in an excellent area with fantastic transport links, making commuting straightforward and efficient. The high specification throughout the property ensures a comfortable and modern living environment.

Nearby amenities include local shops, restaurants, and parks, providing a variety of options for leisure and daily needs. The property's location in Acton offers easy access to public transport, connecting residents to the wider London area.

Internal Finishes & Decor

The interior will be finished to a high standard including; Smooth-finished plaster to all walls and ceilings, Emulsion paint finish to walls and ceilings throughout, Gloss white paint to skirtings and architraving, Flush faced solid core veneered doors throughout with complementary chrome finish door furniture, Fitted quality pile carpets with independent underlay to bedrooms, Engineered wood flooring to Hallways and living/dining rooms & Built in wardrobes with integral shelving to master bedrooms

Kitchens

All kitchens are custom designed and include; a range of wall and base units with contemporary handles, Composite or granite work surfaces with upstand, Stainless steel 1½ bowl sink with dual control monobloc mixer.


Appliances

All apartments will include; a range of energy efficient integrated appliances by AEG or similar to include: Induction Hob, Electric Oven, Extractor, Dishwasher, Fridge Freezer, Standalone Washer/Dryer (some maybe located in hall cupboard) & Microwave Oven

Bathrooms, En-suite and WC's

Bathrooms and en-suite will be finished in a Contemporary style with; white sanitaryware, Chrome finish monobloc mixer taps with pop up waste, Chrome finish thermostatically controlled shower to en-suites, Ceramic wall & floor tiling to bathrooms and en-suites, Thermostatically controlled shower mixer system to baths, Chrome finish heated towel rails to bathrooms and en-suites, fitted mirror cabinet with integrated light and shaver socket to bathrooms and en-suites



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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