

LEXINGTONS



FOR SALE



Horn Lane, London, W3  
£2,350 Per Month





MATISSE  
BENGGREEN & CIE



# 2/222 Horn Lane London, W3 6TG

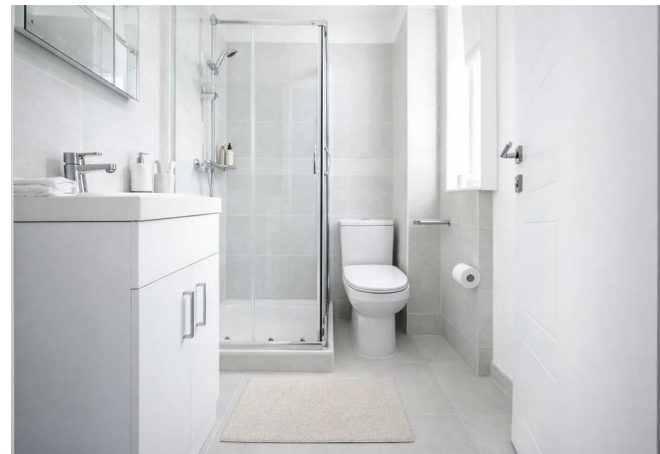
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- 2 Double Bedrooms - 2 Bathrooms - EPC B - 1st Floor
- Ultra-modern bathrooms featuring underfloor heating for enhanced comfort
- Spacious Atmosphere: High ceilings contributing to an airy and open feel
- Elegant Interior: Beautiful wooden floors throughout the apartment create a warm ambience
- Natural Light: Triple-glazed windows that enhance natural light in the living space
- Sleek Kitchen: Fully-fitted kitchen equipped with a dishwasher for convenience
- Prime Location: Close proximity to Acton Main Line station and a variety of local amenities
- Available Now - Council Tax Band C (£1,710.62)

This property is near Acton Main Line station and local shops, so it's easy to get around London. Inside, there are laminate floors that make it warm and nice. The bathrooms have underfloor heating to keep you cosy. The kitchen is fully equipped with a dishwasher and lots of natural light comes in through the triple-glazed windows. The apartment also has high ceilings, a washer dryer, and neutral décor so you can make it your own. \*Please note that the furnishings have been added to enhance the appearance of some of the rooms and do not form part of the property.

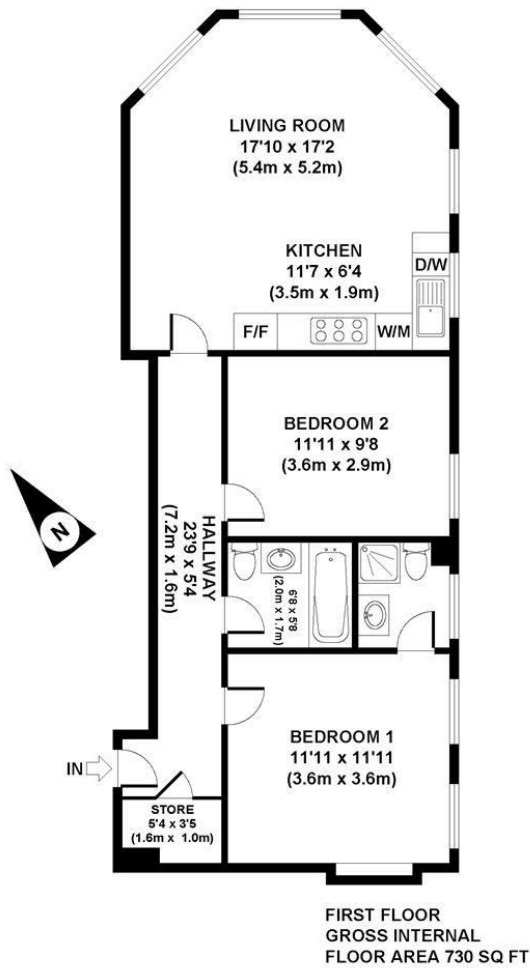
## Misrepresentation Act 1967

The information in this publication should be referred solely as a general guide. Whilst care has been taken in its preparation, no representation is made nor responsibility accepted for the whole or any part. All descriptions, dimensions, reference to condition and other details are believed to be correct but intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them.



**Directions**



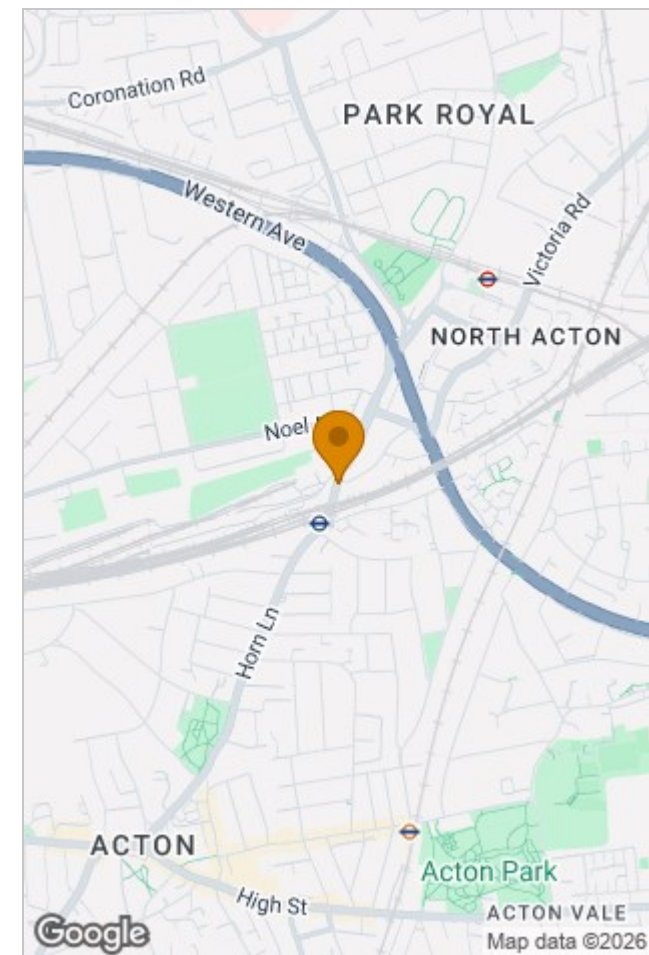


APPROX. GROSS INTERNAL FLOOR AREA 730 SQ FT / 68 SQ M  
 Floorplans are for identification and guideline purposes only, not to scale.  
 Compliant with RICS code of measuring practice.  
 Floorplans supplied by [www.draftingfloorplan.com](http://www.draftingfloorplan.com)

## Viewing

Please contact our Lexingtons Office on 02074357775 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
EU Directive 2002/91/EC	82	82	EU Directive 2002/91/EC
England & Wales			England & Wales
			84