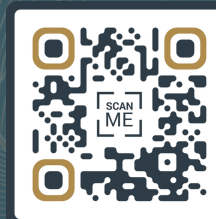




Leslie
& Co.

CRESWICK ROAD, ACTON, LONDON, W3

Guide Price: **£600,000**



 Leslie & Co





About the property

Why we'd buy it

Apartment 7 is one of just eight homes at Creswick Residences, and at around 705 sq ft it is a very well-proportioned two-bedroom apartment.

The main event is the open-plan kitchen, dining and reception room. At roughly 19ft x 16ft, there is enough space to create proper living and dining zones without everything feeling squeezed together, and doors lead directly onto a private balcony. There is also access to the development's landscaped communal garden, so you get more outdoor space than you might expect from a new-build apartment.

The principal bedroom is particularly generous at nearly 17ft long, with a 3.05m ceiling height adding to the sense of space, while the second bedroom works nicely as a guest room, nursery or proper home office.

Creswick Road itself is residential, but Acton Main Line and the Elizabeth Line are within easy reach, putting Paddington, Bond Street, the City, Canary Wharf and Heathrow firmly on the map. It is new, it is one of only eight, it has its own balcony, and at 705 sq ft there is enough room to actually live in it. That last bit should not be underestimated.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Brand New Two-Bedroom Apartment
- Approximately 705 Sq Ft
- Boutique Development Of Just Eight Homes
- Private Balcony
- 19ft Open-Plan Kitchen / Dining / Reception Room
- Generous Principal Bedroom With 3.05m Ceiling Height
- Landscaped Communal Garden
- Easy Access To Acton Main Line & Elizabeth Line

Material information

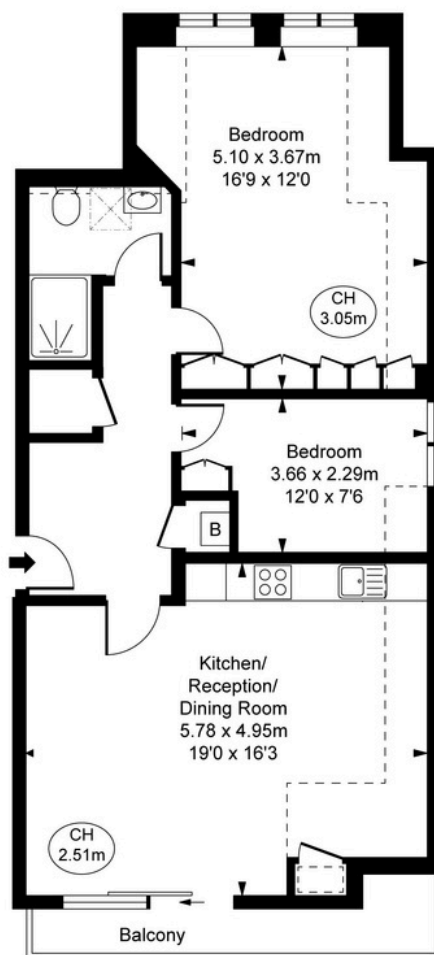
- Tenure - Freehold
- Council Tax Amount - £3564.22 (Band G)
- Guide Price - **£600,000**
- Service Charge - £1173.75 yearly



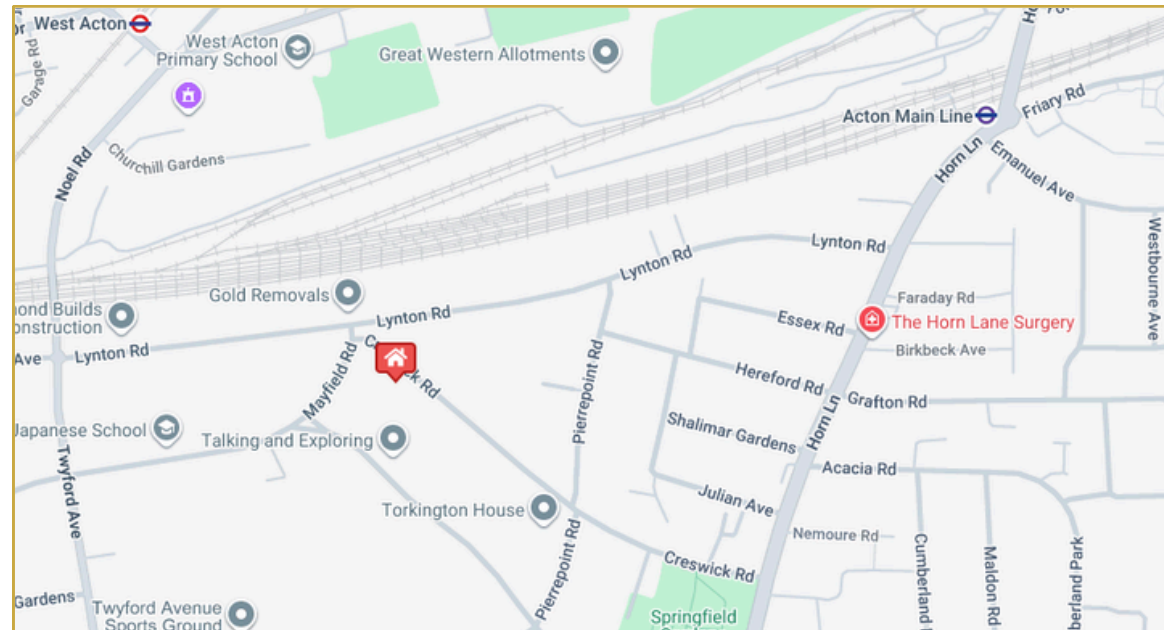
Creswick Road, W3 Approximate Gross Internal Area 61 sq m / 656 sq ft

(Including restricted height
under 1.5m (-----))

(CH = Ceiling Heights)



Second Floor



Key Facts for Buyers



Buyer Information Pack

