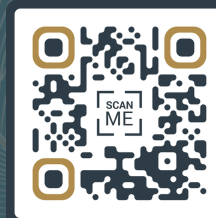




Leslie
& Co.

CRESWICK ROAD, ACTON, LONDON, W3

Guide Price: **£600,000**



Leslie & Co





About the property

Why we'd buy it

There is a lot to like here, but the principal bedroom deserves top billing. At over 16ft long, with a 3m ceiling height, built-in storage and its own en-suite, it is the sort of bedroom you simply do not expect to find in a two-bedroom flat.

The rest of the apartment holds its own rather nicely. At around 705 sq ft, there is a proper sense of space throughout, while the 19ft kitchen, dining and reception room gives you one genuinely sociable living space and opens directly onto a private balcony.

Being on the top floor helps too. No neighbours above you, plenty of natural light and a layout with rather more personality than the identikit rectangles found in many newer developments. There are two bathrooms, underfloor heating throughout and access to communal gardens.

Then there is the parking. You have an allocated off-street space with EV charging, which is becoming less of a nice-to-have and more of a genuine consideration for London buyers. Creswick Road also puts you in a useful pocket of Acton, with Acton Town and South Acton stations within easy reach and Chiswick just down the road.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Top-Floor Two-Bedroom Apartment
- Approximately 705 Sq Ft
- Superb 19ft Kitchen / Reception / Dining Room
- Impressive 16ft Principal Bedroom With En-Suite
- Private Balcony
- Allocated Parking With EV Charging
- Underfloor Heating Throughout
- Communal Gardens

Material information

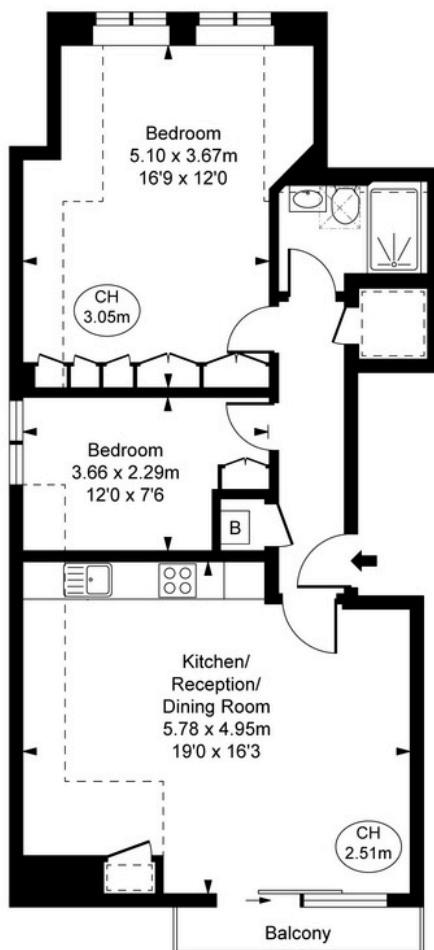
- Tenure - Freehold
- Council Tax Amount - £3564.22 (Band G)
- Guide Price - **£600,000**
- Service Charge - £1154.07 yearly



Creswick Road, W3
Approximate Gross Internal Area
65.45 sq m / 705 sq ft

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

(CH = Ceiling Heights)

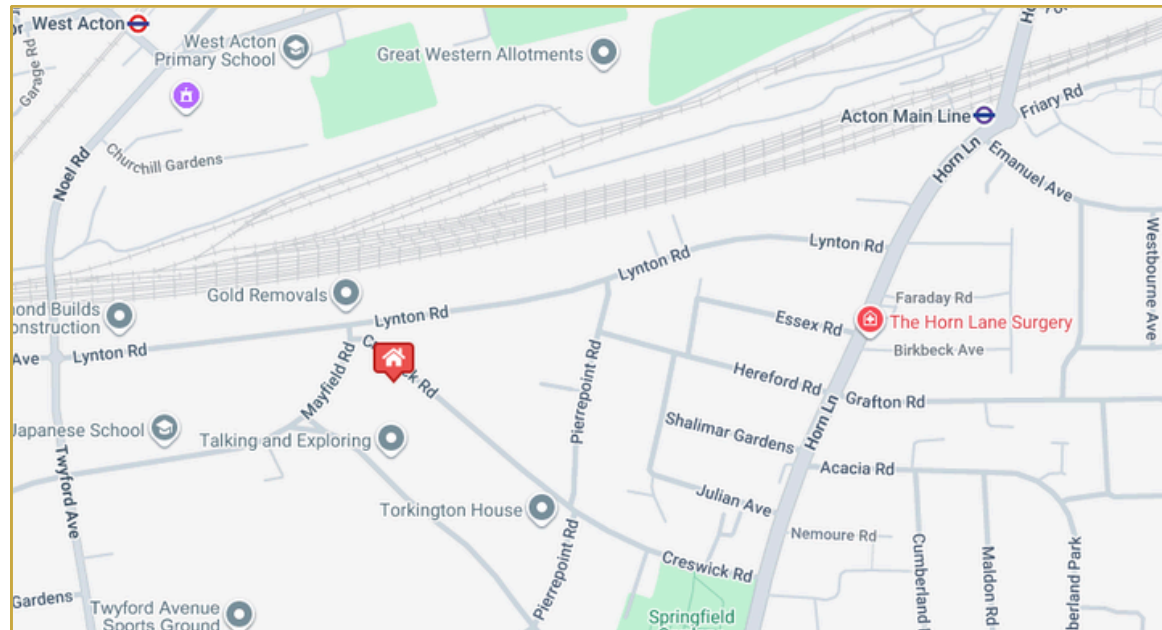


Second Floor



PRECISION
YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice
© Fulham Performance



Key Facts for Buyers



Buyer Information Pack

