

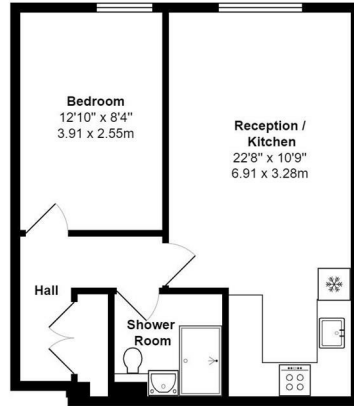
## CANTERBURY COURT

LONDON, W3 7BQ

£325,000  
LEASEHOLD

Offered in impeccable condition, this smart 1 bedroom flat is located roughly halfway along Bromyard Avenue, affording easy access to Central London with transport from Acton Central and East Acton stations. Well-proportioned accommodation comprises; open-plan kitchen / reception room with new units and appliances, a generous double bedroom and a contemporary bathroom with walk-in rain shower. Canterbury Court is a well-presented modern development benefitting from off-street parking (the property has a designated space) and communal gardens. The flat also has improved double glazing. Offered on a leasehold basis with c.92 years remaining. Service charge: £1,853.40 per annum EPC rating - D

**SANDERSONS**  
LONDON

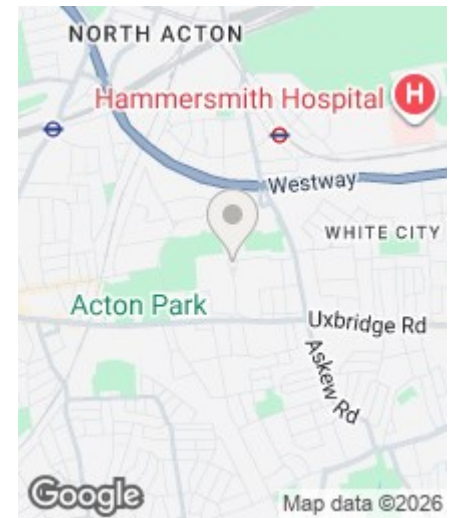


Ground Floor

**Canterbury Court W3**

Total Area: 441 ft<sup>2</sup> ... 41.0 m<sup>2</sup>

All measurements are approximate and for display purposes only



**Energy Efficiency Rating**

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

**EPC Rating: Council Tax Band: C**

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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