

Location:

Bowthorpe Court is a private gated development located close to the amenities of Acton and Shepherd's Bush.

Key points:

- Private gated development
- Large two double bedrooms
- Huge 43ft roof terrace with great views
- 2 Bathrooms
- 821 sqft
- Utility room
- Fourth floor
- EPC rating B
- 21 Minutes drive to Imperial college London
- Great storage throughout

Do Better:

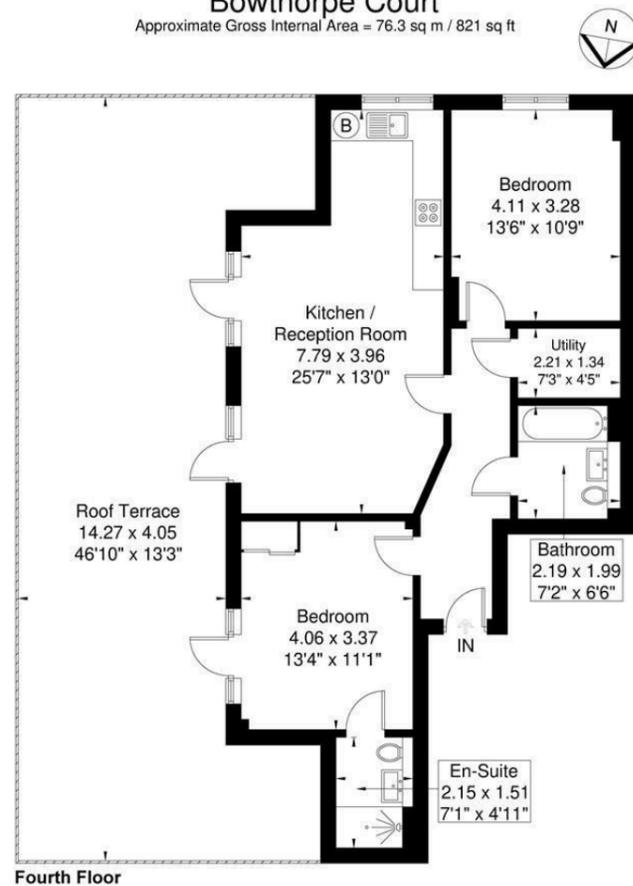
Acton
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Acton, London, W3 6AY

020 8992 3600



Bowthorpe Court
Approximate Gross Internal Area = 76.3 sq m / 821 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Asking Price £600,000

**Colonnade Gardens, London W3
7RL**

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



The current owner says:

The property is in a fantastic location for the local shops, parks, schools and transport links.

Set within a private gated development, this beautifully presented fourth-floor apartment offers two double bedrooms and two bathrooms, along with an unusually large roof terrace.

Spanning a generous 821 sq ft, the apartment boasts modern, stylish interiors, including a spacious open-plan kitchen and living area filled with natural light from its dual aspect. Doors lead out to a private and incredibly unique roof terrace measuring approximately 46'10" x 13'3", offering stunning views across the Central London skyline.

There are two well-proportioned double bedrooms, with the principal bedroom benefiting from a generously sized en-suite, fantastic additional storage, and a separate utility cupboard.

Bowthorpe Court is ideally located close to the amenities of Acton and Shepherd's Bush. Shepherd's Bush Station (Central Line) and Shepherd's Bush Market Station (Circle and Hammersmith & City Lines) are both a short bus journey away. Major roads including the A40, A4, and M4 are easily accessible, providing convenient routes into Central London and further west. Nearby green spaces include Acton Park and Wendell Park, both within walking distance. Local amenities are plentiful, with artisan bakeries, cafés, restaurants, and gastro pubs located along Uxbridge Road, Askew Road, and throughout Shepherd's Bush.

Parking: Please note there is no allocated parking for this apartment, and residents are not eligible to apply for a parking permit through Ealing Council.

What's better:

A unique fourth-floor apartment offering two bedrooms, two bathrooms, and an exceptionally large roof terrace.

