



Bollo Bridge Road, W3

£590,000 *Leasehold*



A beautifully presented two-bedroom apartment set within the highly sought-after Acton Gardens development on Bollo Bridge Road, W3. Offering approximately 1,041 sq ft of bright and contemporary living space, this spacious home is one of the larger layouts within the development and features an impressive open-plan kitchen, living and dining area, two generous double bedrooms, two bathrooms, excellent storage throughout and a private balcony, ideal for both relaxing and entertaining.

KEY FEATURES

- Secure Underground parking
- Balcony
- Lift Access



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DESCRIPTION

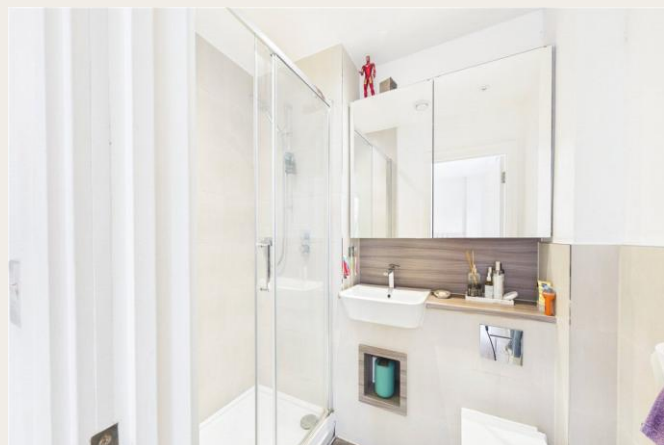
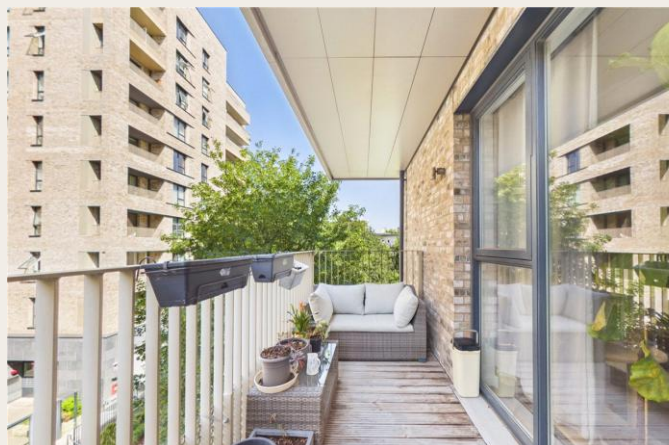
The expansive open-plan living space forms the heart of the home, with a sleek modern fitted kitchen seamlessly flowing into the reception and dining area, creating a superb environment for everyday living and hosting guests. Sliding doors provide direct access to the private balcony, extending the living space outdoors.

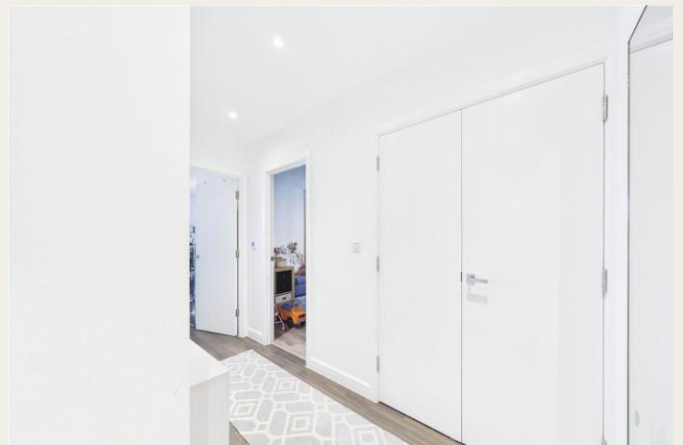
The principal bedroom benefits from a stylish en-suite shower room, while the second double bedroom is well proportioned and is served by a contemporary family bathroom. A spacious entrance hallway with built-in storage further enhances the practicality of the apartment, while lift access and an abundance of natural light add to its appeal.

LOCATION

Perfectly positioned for excellent transport links, the property is approximately 0.2 miles from South Acton Station and 0.5 miles from Acton Town Station, providing convenient access to the Overground, District and Piccadilly lines, offering swift connections into Central London and Heathrow Airport.

Residents also enjoy easy access to the green open spaces of Gunnersbury Park, together with an excellent selection of cafés, restaurants, shops and leisure facilities, making this an outstanding home for owner-occupiers and investors alike.





MATERIAL INFO

Tenure: Leasehold

Term: 241 years approx.

Service Charge: £ 3293.52 Per annum

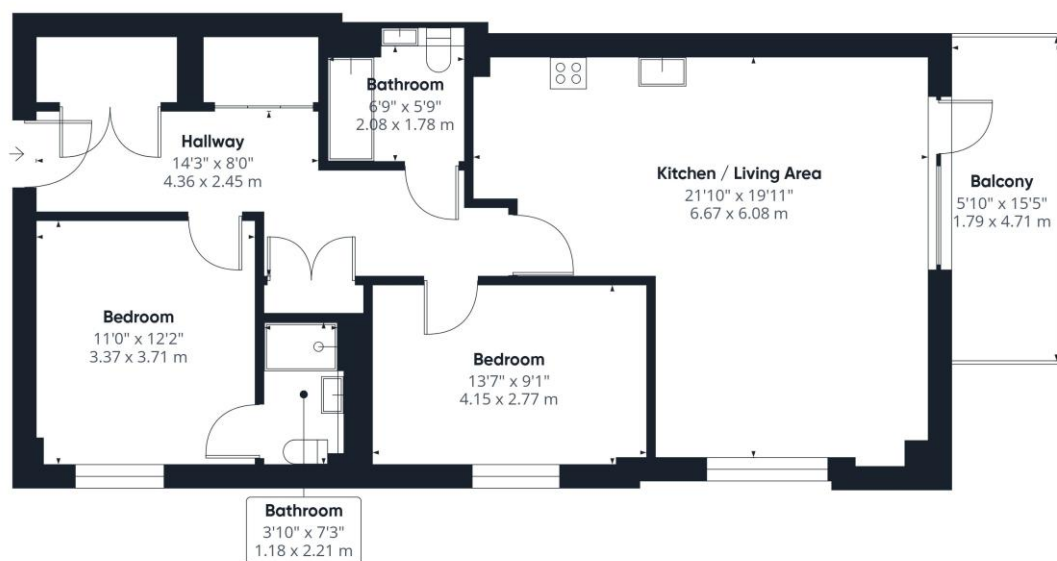
Ground Rent: £ 250 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GLA¹¹
1040.94 ft²
96.71 m²

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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