



**DENEHURST COURT, DENEHURST GARDENS, LONDON, W3**  
**£535,000 LEASEHOLD**

**EPC: Band B**  
**Council Tax: Band D**

**Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk**

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## DESCRIPTION:

A stunning and spacious penthouse apartment within a prime development in Acton. The property is in very good decorative order throughout and features two double bedrooms, two bathrooms, one of which is en-suite, an open-plan living room with fully-integrated kitchen, wood floors and underfloor heating throughout. It further benefits from two private balconies as well as a rooftop terrace. In addition, the flat comes with an outside storage space which is located on the lower ground level of the building. The property is located within close proximity of Acton Town station, Acton Main Line, Crossrail, and an abundance of local amenities. This is a great buy-to-let investment opportunity or would be perfectly suited to a first time buyer.



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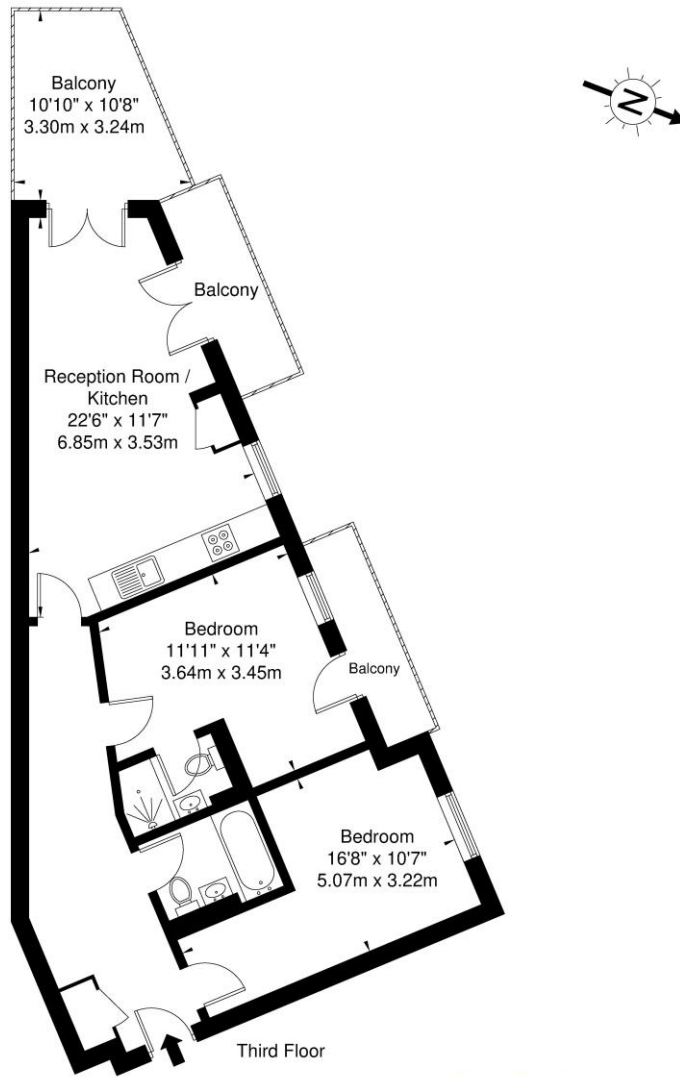


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# Denehurst Court Denehurst Gardens W3 9QY

Approx. Gross Internal Area = 65.6 sq m / 706 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(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>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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