

Leighfield Court, Colonnade Gardens, London, W3

£575,000 Leasehold

A beautifully presented two-bedroom, two-bathroom apartment with a private balcony overlooking London.

Gated Development | Dedicated Parking Space | Reception Room | Kitchen | 2 Bedrooms | En Suite Shower Room | Bathroom | Balcony | 796 Sq Ft / 73.97 Sq M | Council Tax Band D | EPC Rating Band B

Winkworth

winkworth.co.uk

for every step...



LOCATION

Colonnade Gardens is a modern private gated development. Local amenities include two health and fitness clubs (David Lloyd and Mode Club), a large Tesco Metro, as well as a variety of pubs and restaurants. The closest stations are East Acton, Acton Central and Acton Mainline, with numerous bus routes from The Vale.

DESCRIPTION

A beautifully presented apartment located on the sixth floor of this modern building in a secure gated development. The property comprises two double bedrooms, ensuite shower room and additional bathroom, open plan reception and kitchen with direct access to a private balcony with uninterrupted views of London.

The property also benefits from private allocated parking, communal gardens and is being sold with no onward chain.

Lease:- 999 years from 1 January 2017

Service Charge:- £1800 p.a

Ground Rent:- £450 p.a





LOCAL AUTHORITY

Ealing Council

TENURE

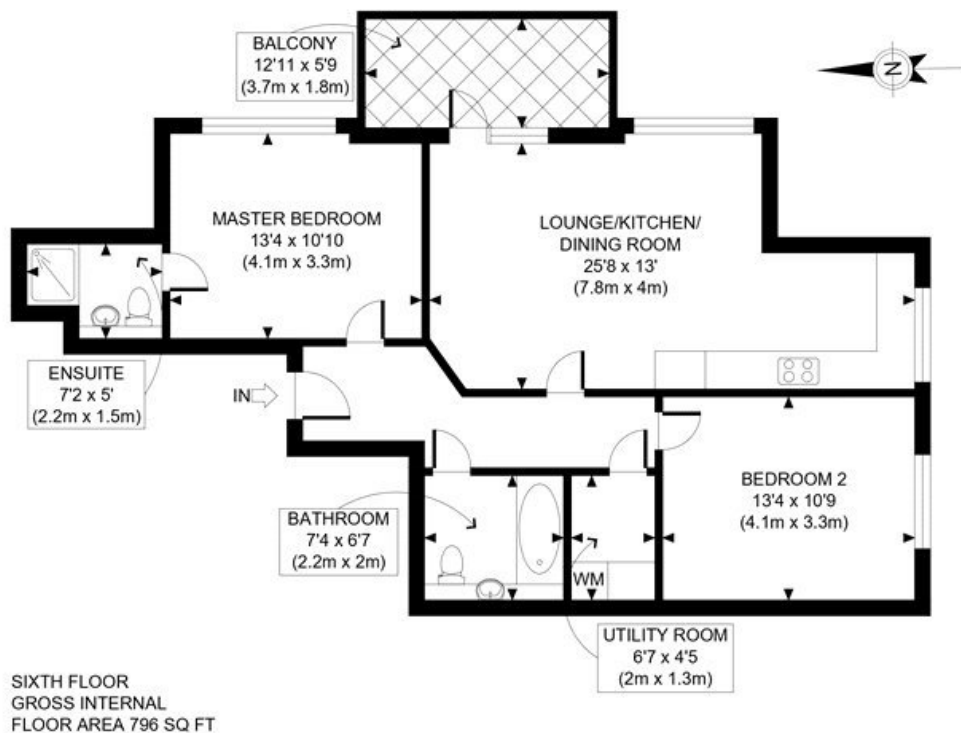
Leasehold 990 years 5 months.

PRICE: £575,000 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 796 SQ FT/ 74 SQM

Winkworth

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
AN APPROPRIATE PROPERTY SOLUTION

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

Shepherds Bush | 020 8735 3266 | shepherdsbush@winkworth.co.uk

Winkworth

for every step...

Under the Property Misdescriptions Act 1991, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.