



Gunnersbury Lane, W3

£475,000 *Leasehold*



Stylish, light-filled two-bedroom apartment with triple aspect and private balcony. Perfectly positioned just moments from Acton Town Station and local amenities.

KEY FEATURES

- Spacious accommodation
- Contemporary decor throughout
- Private balcony
- Good Energy Rating
- Lift access
- Great transport links



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DESCRIPTION

Expansive and well-proportioned two bedroom apartment which is offered to the market in good condition throughout. Situated on the First Floor of a well-maintained purpose-built block, the property spans across approximately 756 sq ft of internal accommodation comprised of two bedrooms, an open-plan reception room with fully-equipped kitchen and a modern bathroom. Bright and airy due to its triple aspect, the property further benefits from lift access, private balcony and good energy rating. In-person viewings are highly recommended!

Acton Town tube station (District and Piccadilly lines) and is conveniently positioned within 0.4 miles of the various amenities along Acton High Street. The open green space of Gunnersbury Park is also just 0.4 miles away.





MATERIAL INFO

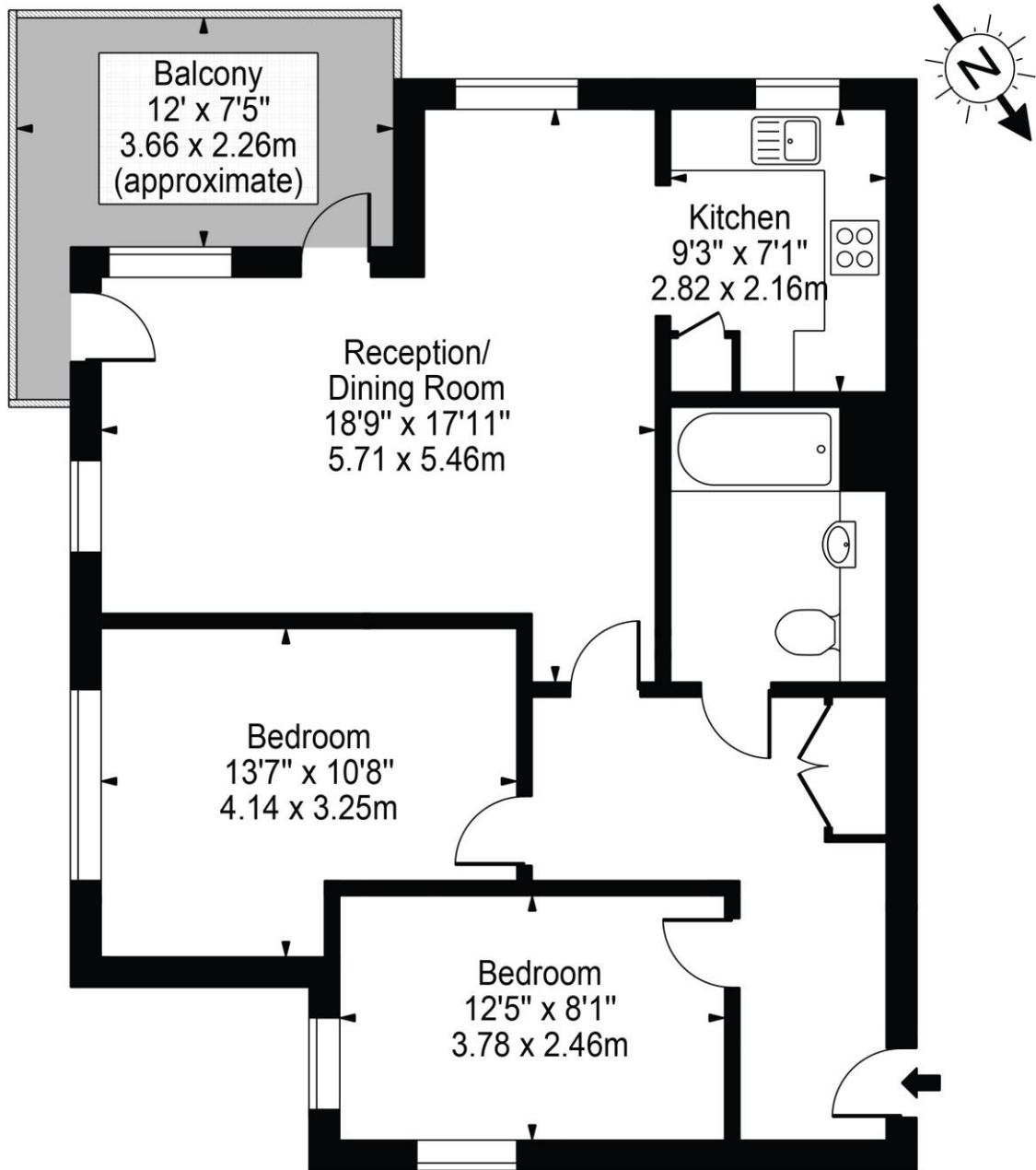
Tenure: Leasehold
Term: 106 year and 0 months
Service Charge: £1,652 per annum (subject to increase)
Ground Rent: £300 per annum (subject to increase)
Council Tax Band: E
EPC rating: C

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		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bronte Court, W3

Approx. Gross Internal Area 756 Sq Ft - 70.23 Sq M



First Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

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