



Vandervell Court, Larden Road, Acton, W3

£315,000 Leasehold

A modern one bedroom ground floor flat within the Factory Quarter development.

Reception Room | Open Plan Kitchen | Bedroom | Bathroom | 524 Sq Ft / 49 Sq M | Council Tax Band D | EPC Rating Band C

Winkworth



LOCATION

The Factory Quarter development is on Larden Road, on the borders of Shepherd's Bush and Acton, close to both Acton Park and Wendell Park. The David Lloyd and Mode Club health clubs are both close by, whilst London Overground services are on offer at Acton Central station, which is circa 0.5 miles away. The amenities of Chiswick, Shepherds Bush and Acton are all within easy reach.

DESCRIPTION

Offered in superb order throughout, this modern one bedroom flat offers well-proportioned accommodation comprising entrance hall, reception room with open plan kitchen, bathroom and bedroom. A perfect first time buy.





LOCAL AUTHORITY

London Borough of Hammersmith & Fulham

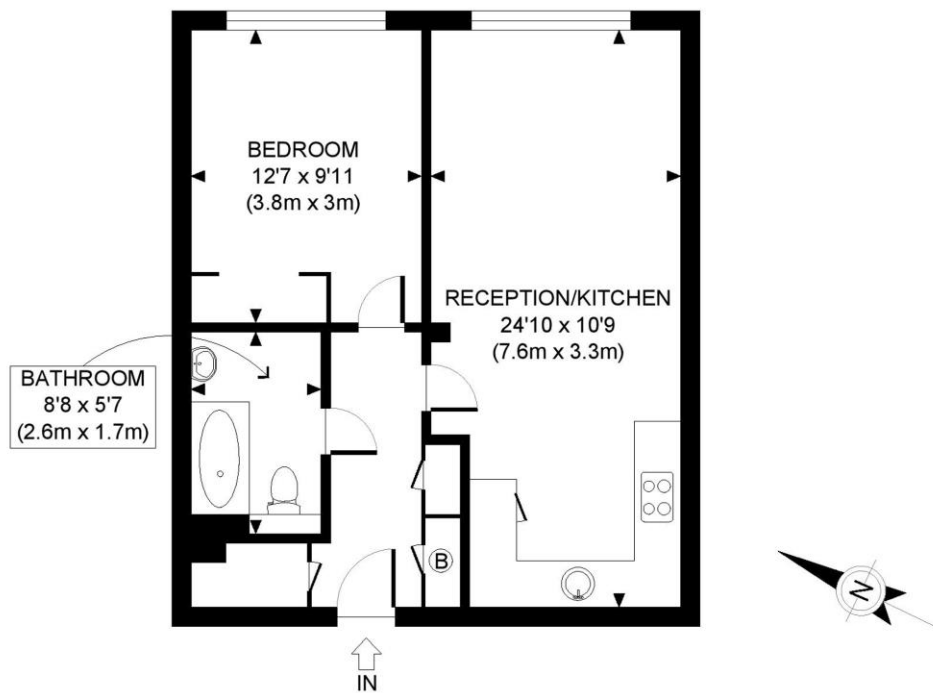
TENURE

Leasehold.

PRICE: £325,000 Leasehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 524 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 524 SQ FT/ 49 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

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 miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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.