



DENEHURST GARDENS, LONDON, W3  
**£475,000 LEASEHOLD**

**MODERN AND SPACIOUS TWO BEDROOM APARTMENT IN A  
PRIME DEVELOPMENT. THE PROPERTY IS IN SUPERB DECORATIVE  
ORDER.**

**COUNCIL TAX BAND: D  
EPC: B**

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### DESCRIPTION:

A stunning and spacious two double bedroom apartment within a prime development in Acton. The property is in very good decorative order throughout. It further benefits from two bathrooms, one of which is en-suite, an open-plan living room with fully-integrated kitchen, wood floors and underfloor heating throughout. 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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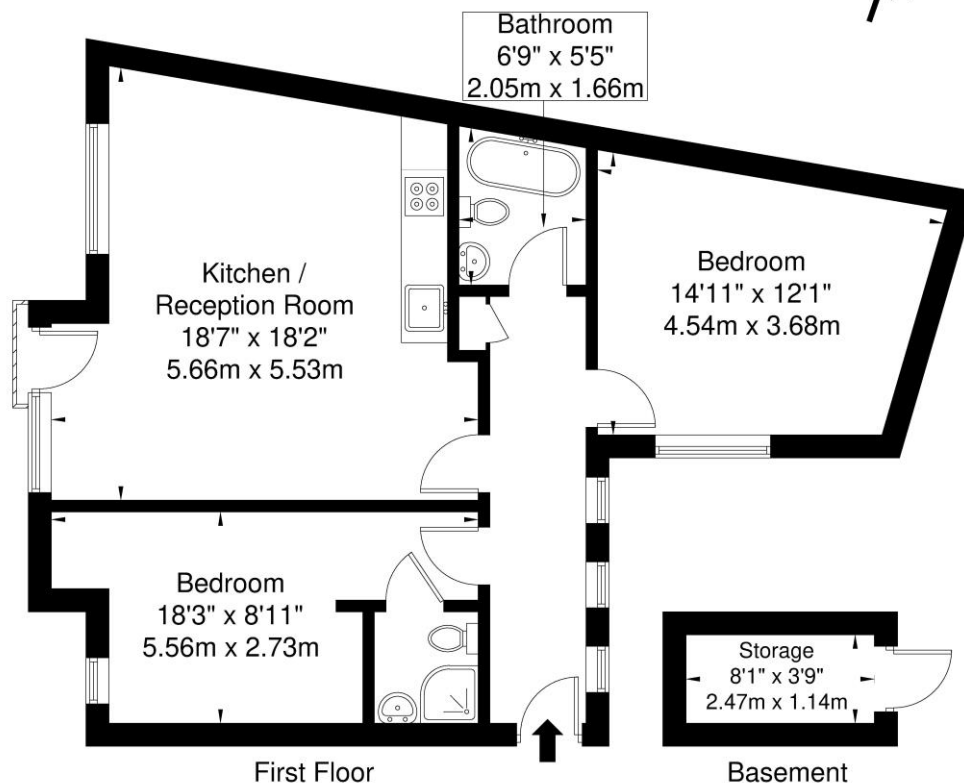
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# Denehurst Court, W3 9QY

Approx. Gross Internal Area = 66.7 sq m / 718 sq ft

Storage = 2.8 sq m / 30 sq ft

Total = 69.5 sq m / 748 sq ft



Ref

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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	
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

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