



Bollo Lane, Acton, W3

Offers Over: £410,000

 Benham
& Reeves

Bollo Lane, Acton, W3

🏠 1 Bedroom (s) 🚿 1 Bathroom (s) 🔑 Leasehold

REF#: BEA250026

Estimate Completion June 2025. A 567 square foot one bedroom apartment located on the third floor. The property will boast a custom designed kitchen with integrated appliances and composite stone worktops and upstand. Large carpeted bedroom with access to the west facing balcony. Contemporary style bath with tiled bath panel and toughened glass screen.

Bookbinder Point is a stunning residential development located in Acton W3, setting a new standard for contemporary city living. With 98 meticulously designed one and two-bedroom apartments spread over 16 floors, it offers spacious layouts, elegant interior design, a daytime concierge, and a beautiful roof garden. Its prime location and excellent transport links, including the Crossrail, make it an ideal choice for those seeking a modern and convenient lifestyle in one of London's most sought-after districts.

Moments from Acton town centre, Bookbinder Point puts all your essentials on your doorstep. From supermarkets for your weekly shop and places to grab a drink or a bite to eat with friends, to leisure centres and gyms to keep in shape, it's all here waiting to be discovered. You're also close to the Thames and countless parks for when you just want to escape London life.

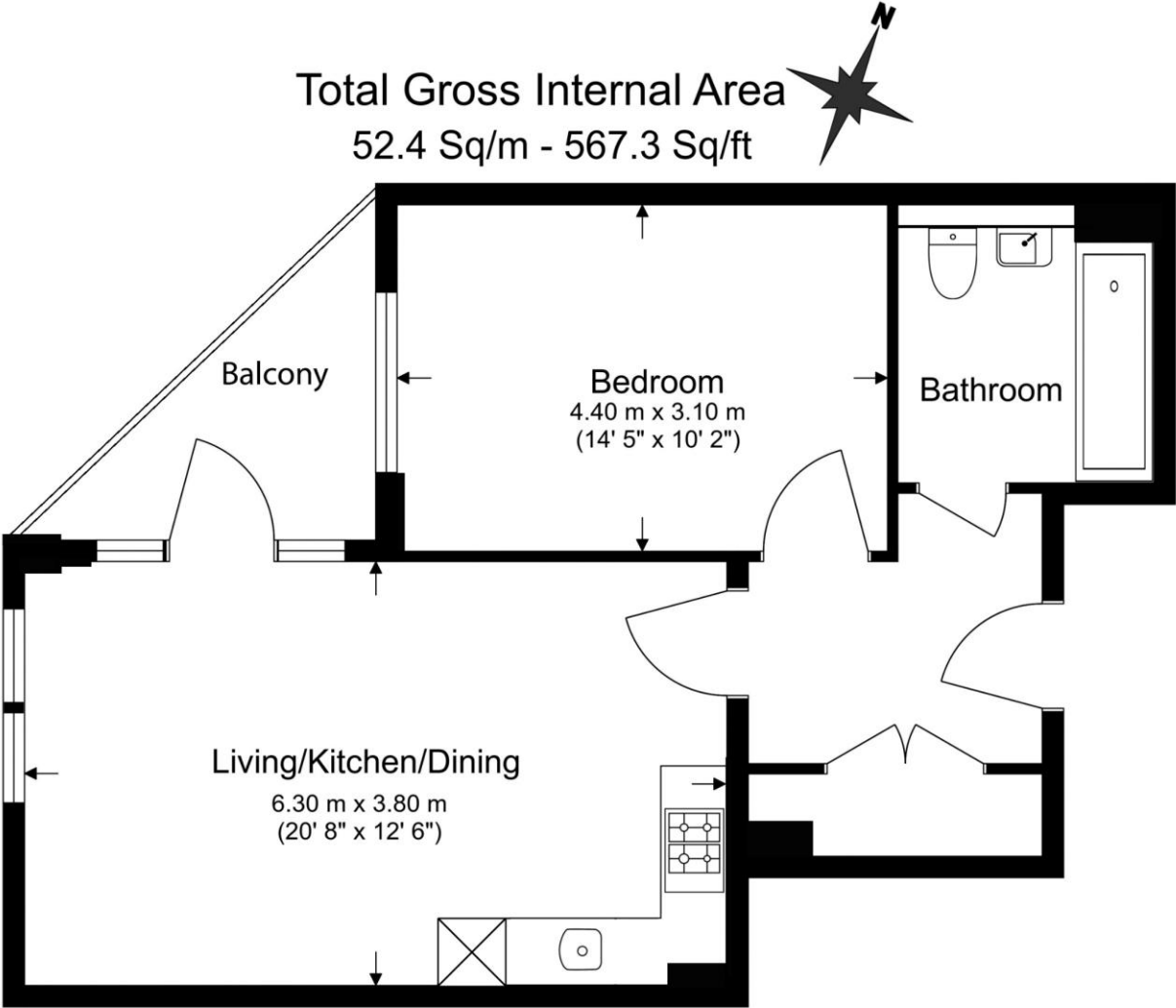
Bookbinder Point's superb transport links mean that all of London's universities are readily accessible. You needn't go far to embrace the opportunities at the new 25-acre Imperial College London campus at White City though. This state-of-the-art £3 billion complex, was created in partnership with China's Zhejiang University to enhance transnational entrepreneurship and is set to boost the Chinese student population by c.40-50%.





Property Features:

- Estimate Completion June 2024
- One Bedroom Apartment
- Third Floor
- 567 Square Feet (Approx)
- South East Balcony
- Day Time Concierge
- Landscaped Roof Garden
- Acton Town Underground & South Acton Overground



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

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers Over:	£410,000
Tenure:	Leasehold Expires 21/12/3020 Approximately 995 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,275.75 approx. (per annum) £2.25 psf estimated to completion
Anticipated Rent:	£1,800.00 pcm Approx. 5.3% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250026

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