



Heartwood Boulevard, Acton, W3

Price Reduced to: £475,000

 Benham
& Reeves

Heartwood Boulevard, Acton, W3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Offered with no onward chain is this larger than average one bedroom, one bathroom apartment spanning an impressive 548 square feet (approx.) of luxury living space. The property is situated on the seventeenth floor and has the luxury of far reaching views from the private balcony.

Why buy at The Verdean? The property will have a 10 year NHBC buildmark warranty including 2 year fixtures and fittings warranty. It is located seconds away from Acton Main Line – The Elizabeth Line and Train station. The development will have top of the range facilities: 24-hour concierge with entrance lobby, reception and post room, business lounge, gym including studio and gym equipment, screening room and multi-purpose entertainment space, landscaped courtyard gardens, a car club scheme with 3 years free membership, bicycle storage area(s) include long stay and short stay parking in the relevant phase.



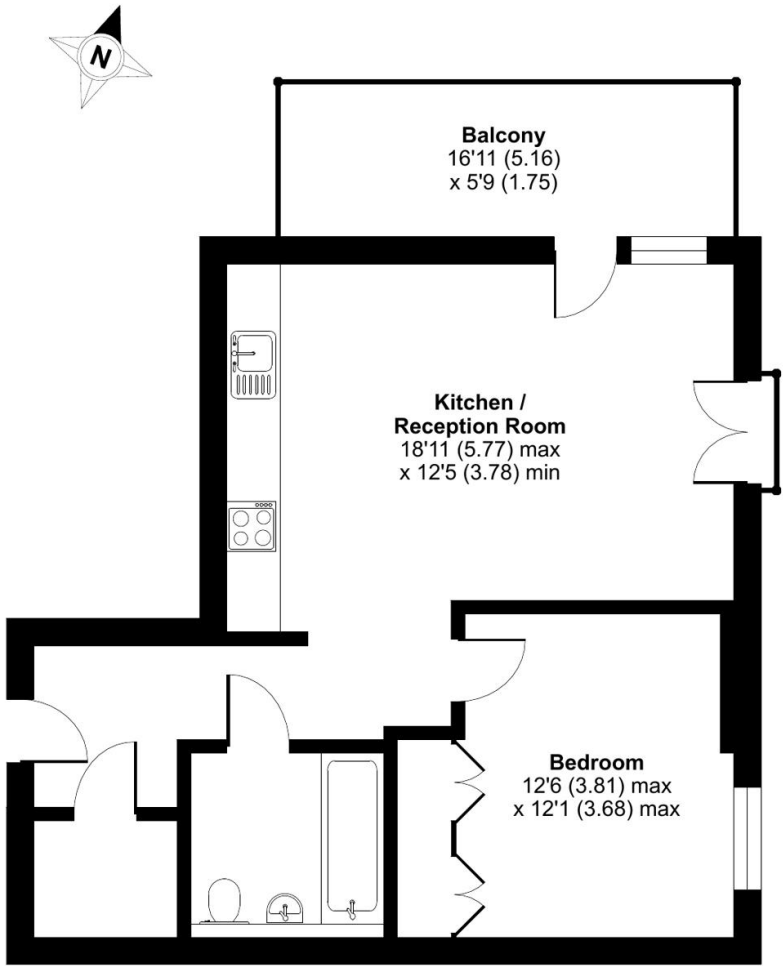


Property Features:

- Chain Free
- One Bedroom Apartment
- One Bathroom
- Spacious Private Balcony
- 548 Square Feet (Approx.)
- Seventeenth Floor
- Residents Only Gym, Screening Room & Lounge
- Acton Main Line (Elizabeth Line)

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Approximate Area = 548 sq ft / 50.9 sq m
For identification only - Not to scale



SEVENTEENTH FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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.

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to:

Tenure: Leasehold
Expires 28/03/2021
Approximately 995 Years Remaining

Ground Rent: £400.00 (per annum)
For the year of 2025

Service Charge: £3,480.00 approx. (per annum)
For the year of 2025

Anticipated Rent: £2,000.00 pcm
Approx. 5.1% Yield

Viewings:

All viewings are by appointment only
through our Ealing Office.

Our reference: BEA250173

T: 020 8280 0140

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W: www.benhams.com

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