



# Heartwood Boulevard, Acton, W3

Asking Price: £450,000

 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 559 square feet (approx.) of luxury living space. The property is situated on the twenty-second floor and has the luxury of far reaching western 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.

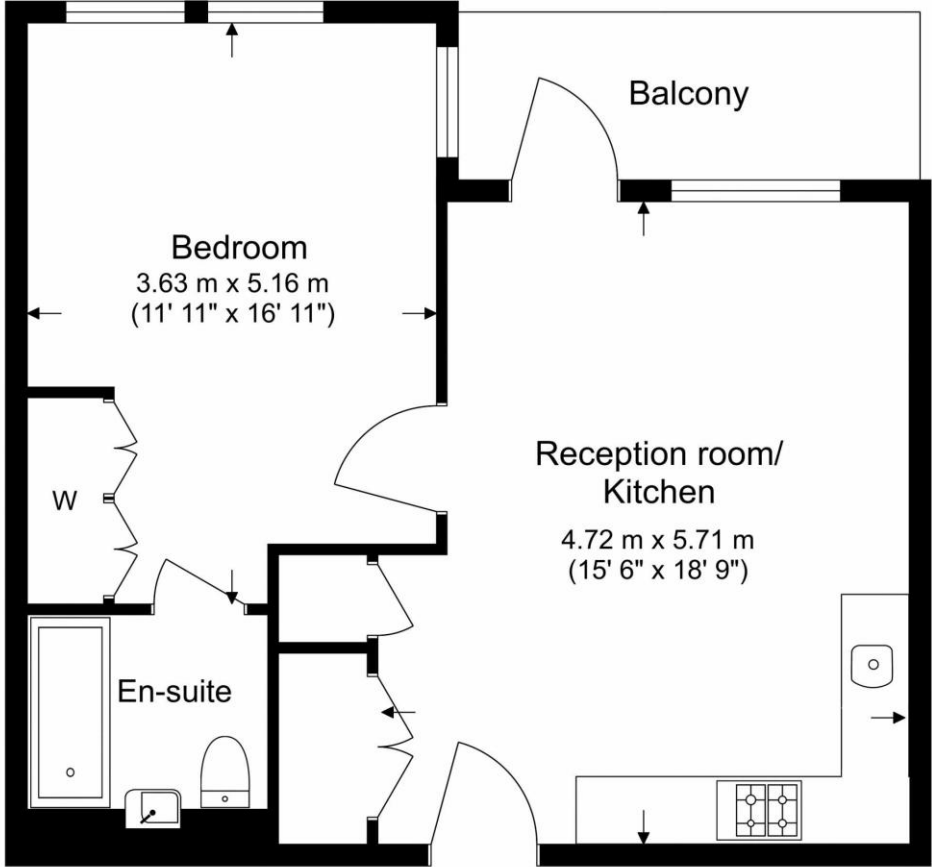




## Property Features:

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

Total Gross Internal Area  
51.9 Sq/m - 559 Sq/ft



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.

Asking Price:	£450,000
Tenure:	Leasehold Expires 25/03/3021 Approximately 994 Years Remaining
Ground Rent:	£400.00 (per annum) For the year of 2026
Service Charge:	£3,446.74 (per annum) For the year of 2026
Anticipated Rent:	£2,100.00 pcm Approx. 5.6% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA250182

T: 020 8280 0140

E: [ealing.sales@benhams.com](mailto:ealing.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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