



# Winter Apartments, East Acton Lane, Ealing, W3

Asking Price: £450,000

Benham  
& Reeves

# Winter Apartments, East Acton Lane, Ealing, W3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

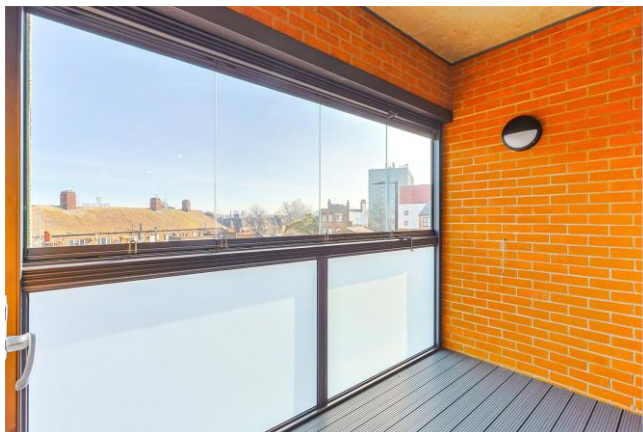
A bright and airy one bedroom apartment spanning a comfortable circa. 544 square feet and set on the second floor of this recently built block in East Acton. The apartment boasts a custom designed handleless kitchen with soft-close doors, matching worktop and upstands and fully integrated appliances. The living room is flooded with natural light from its eastern aspect and has access to a private winter garden. The bedroom is carpeted and has the added luxury of ample room alongside an already built-in wardrobe. The family bathroom is stylishly fitted with a white bath and hand basin, ceramic wall and floor tiles, a heated towel rail and downlighters. Further benefits include a utility room, video entry system, bike storage and no onward selling chain.

Bordering Ealing, Chiswick and Shepherd's Bush, Acton is a buzzing, cosmopolitan corner of west London - meaning you'll always be close to the action at Western Circus.

East Acton Underground is just a five-minute walk from the development, connecting you to central London in under half an hour. With East Acton, Acton Central station and Acton Mainline station all just a short walk from Western Circus, getting around couldn't be easier. The journey time from Acton Mainline station to Bond Street is only nine minutes on the Elizabeth Line. If you're venturing further afield, with the A40 so close by, you can reach the M25 in under half an hour.



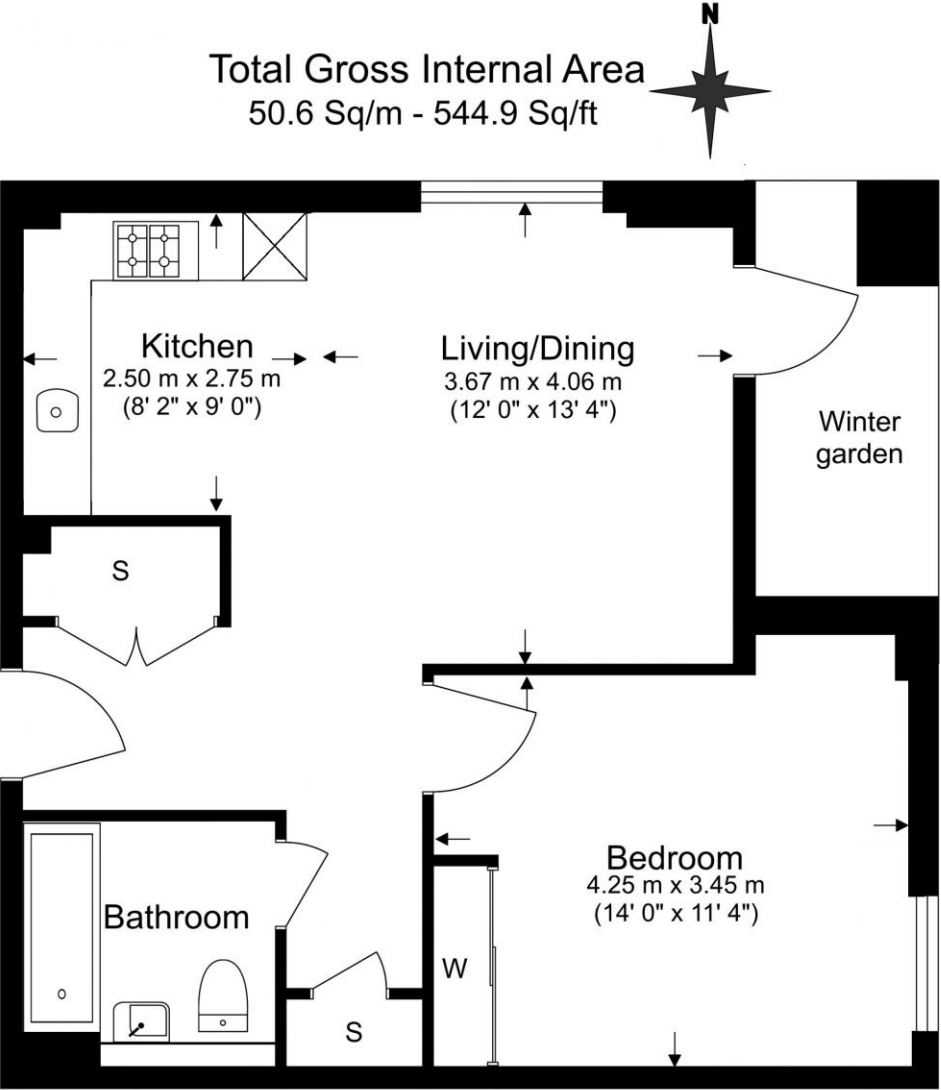
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## Property Features:

- Chain Free
- One Bedroom Stylish Apartment
- One Bathroom
- 544 Square Feet (Approx.)
- Second Floor
- East Facing Winter Garden
- Bike Storage
- East Acton Underground Station (Central Line)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

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## 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 28/02/3017 Approximately 990 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,340.00 approx. (per annum) to July 2026

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: CHN250008

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

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