



# Tabbard Apartments, East Acton Lane, Acton, W3

Asking Price: £600,000

Benham  
& Reeves

# Tabbard Apartments, East Acton Lane, Acton, W3

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

REF#: BEA240285

A bright and airy two bedroom, two bathroom apartment spanning a generous 790 square feet (approx.) set on the eighteenth 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, including a combi oven and dishwasher. The living room is flooded with natural light from its western aspect and has access to a private balcony overlooking the beautifully landscaped gardens. Both bedrooms are carpeted and offer ample room for wardrobes; bedroom one further benefits from an ensuite shower room. The ensuite and family bathroom are 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.



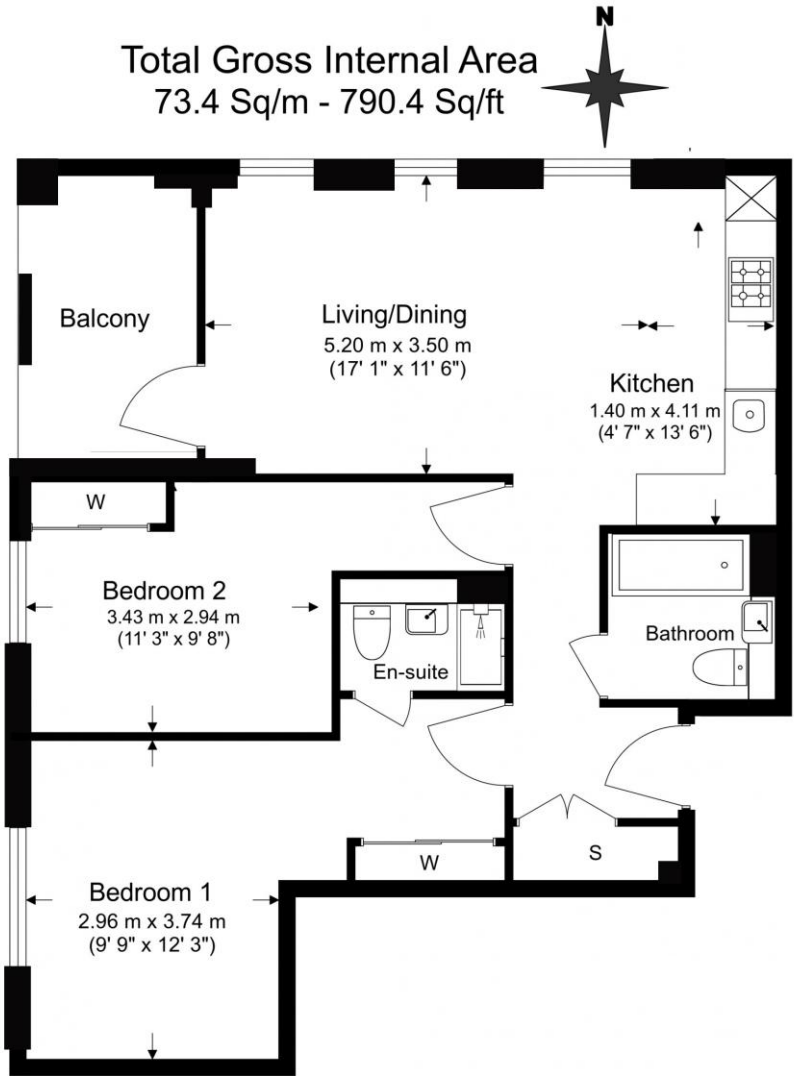
# Tabbard Apartments, East Acton Lane, Acton, W3



## Property Features:

- Chain Free
- Two Bedroom Apartment
- Two Bathrooms
- 790 Square Feet (Approx.)
- Eighteenth Floor
- West Facing Aspect
- Bike Storage
- East Acton Underground Station (Central Line)

# Tabbard Apartments, East Acton Lane, Acton, W3



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.

## Terms & Conditions:

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

Asking Price: £600,000

Tenure: Leasehold  
Expires 28/02/3017  
Approximately 991 Years Remaining

Ground Rent: £568.00 (per annum)  
For the year of 2026

Service Charge: £3,128.00 (per annum)  
For the year of 2026

Anticipated Rent: £2,400.00 pcm  
Approx. 4.8 % Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240285

T: 020 8280 0140

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

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

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

