



Beardsley Way, Acton

London, W3 7YQ

£280,000



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HUNTERS[®]
HERE TO GET *you* THERE

Beardsley Way, Acton

DESCRIPTION

Hunters are proud to present to the market this immaculately renovated 427 Sq ft 1 bedroom flat. This 2nd floor flat comes with a new fully fitted open-plan kitchen/diner with built in appliances and a small breakfast bar with two chairs. The double bedroom is spacious enough to accommodate a double bed and still have enough space left over to add other furniture. There is also an open-style wardrobe with shelving attached. On the right of the bedroom is a modern fully tiled bathroom which has a separate shower cubicle.

Beardsley Way is in the catchment area of Derwenter Primary School which is 4 minutes by car and a 13 minutes' walk. Wendell Park Primary School, which is 5 minutes by car and also a 15-minute walk. Likewise, Belmont Primary School is an 11 minutes' drive from Beardsley Way and a 19-minute walk. The nearest Secondary school from Beardsley Way is Twyford Church of England High School is only a 6-minute drive and 20-minute walk.



ROOMS



Beardsley Way W3 7YQ

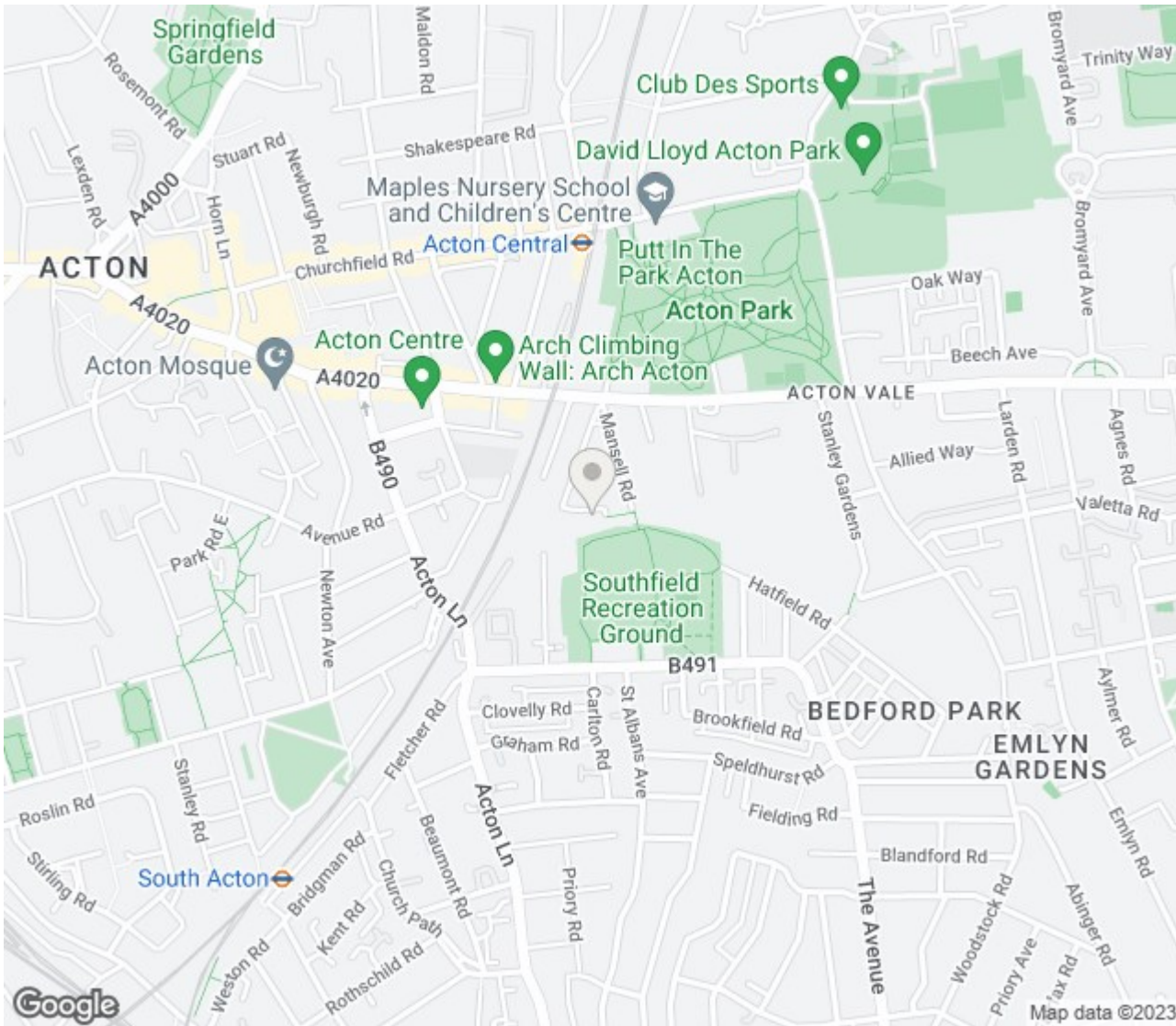
Approx. Gross Internal Area = 39.7 sq m / 427 sq ft




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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.