



Japan Services Rent Ltd

Sales, Lettings & Property Management

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Creffield Road, Acton, W3 9PX

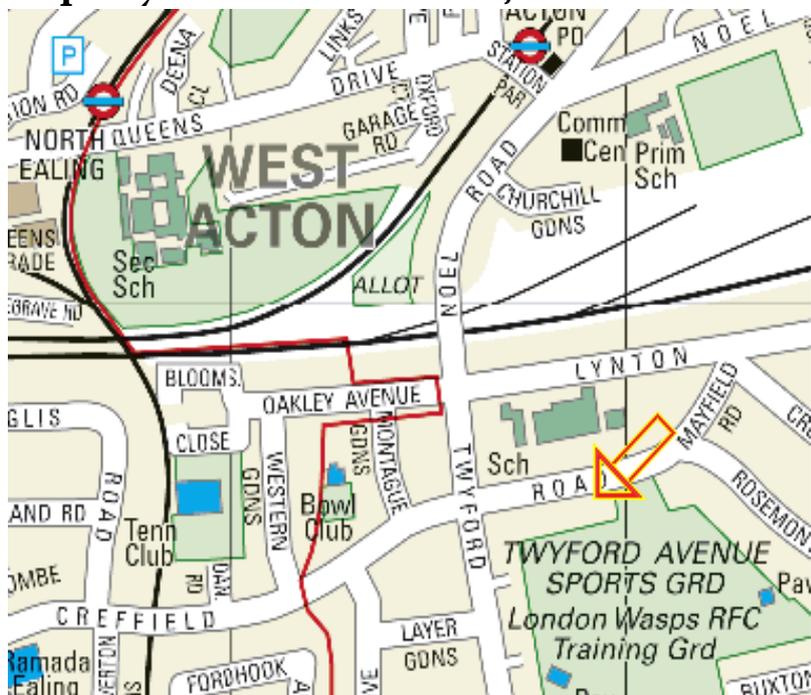
PRICE: £450,000

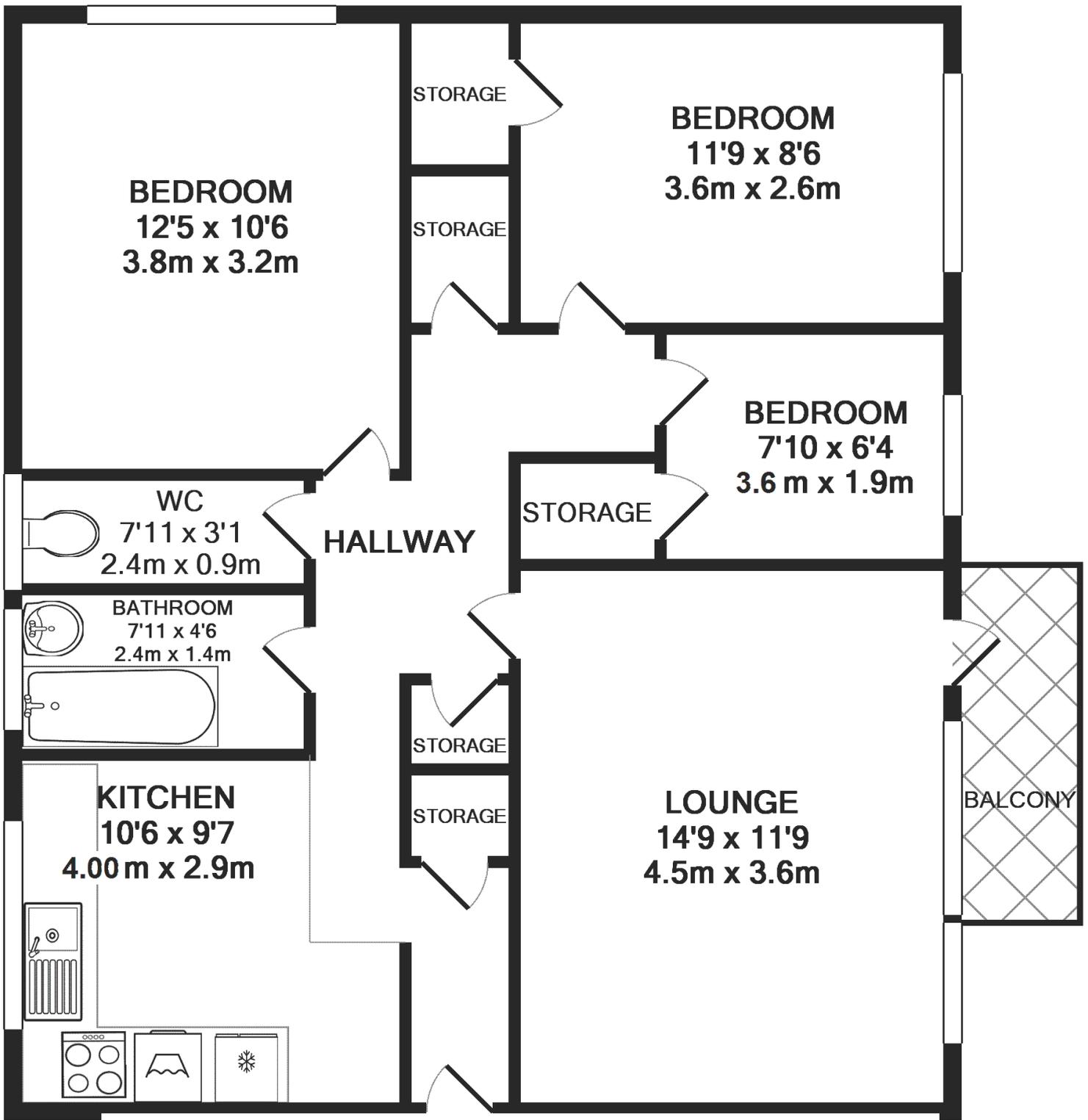


A bright and spacious three bedroom ground floor flat situated on a quiet and leafy residential road in Acton. Property offered leasehold, but current owner ready to purchase freehold.

- * Two double bedrooms, one single
- * Spacious reception with a balcony
- * Good sized integrated kitchen
- * Fully tiled family bathroom
- * Private as well as communal garden
- * 90+ years lease; £10 ground rent
- * Service charge £708 pa (STC)

Minutes walk to West Acton tube station (Central line), Ealing Common tube (Piccadilly & District lines). Local schools include The Japanese School, Twyford High School, West Acton Primary School, Ellen Wilkinson School for girls & Holy Family Catholic School.





TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	80
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		71	83
England & Wales	EU Directive 2002/91/EC		

PLEASE NOTE : All property measurements are approximate and have been taken with electronic distance measuring tool into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchaser, who should satisfy themselves by inspection or otherwise. No responsibility can be accepted for any loss of expenses incurred in viewing. Services, heating appliances, any security system and drain systems have not been tested. Particulars of the tenure, Freehold or Leasehold and Ground Rent, Service/Maintenance Charges are All SUBJECT TO CONFIRMATION by the vendor's Conveyances. Internal photographs are reproduced for general information and it must not be inferred that any item shown therein is included with the property