



DENEHURST COURT, DENEHURST GARDENS, LONDON, W3
£335,000 LEASEHOLD

Lease: 125 years

Ground Rent: £0

Service Charge: £1,118.70 per annum
(information supplied by vendor)

EPC: Band B

Council Tax: Band C

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DESCRIPTION:

A stunning and well-proportioned one bedroom apartment within a prime development in Acton. The property is in very good decorative order throughout and will be sold with no onward chain. The accommodation consists of one double bedroom, contemporary family bathroom, an open-plan living room with fully-integrated kitchen and a private patio area. In addition, the flat comes with an outside storage space which is located on the lower ground level of the building.

The property is located within close proximity of Acton Town station, Acton Main Line, Crossrail, and an abundance of local amenities. This is a great buy-to-let investment opportunity or would be perfectly suited to a first time buyer.



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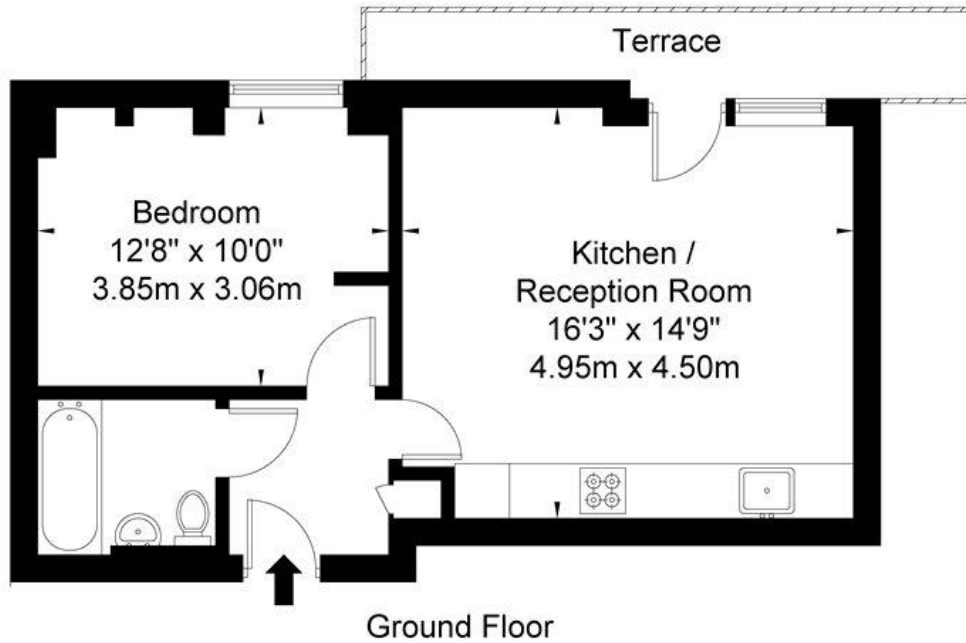


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Denehurst Court Denehurst Gardens W3 9QY

Approx Gross Internal Area = 41.4 sq m / 445 sq ft



Ref

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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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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