



Gunnersbury Lane, Acton, London, W3 8ED

welcome to

Gunnersbury Lane, Acton, London

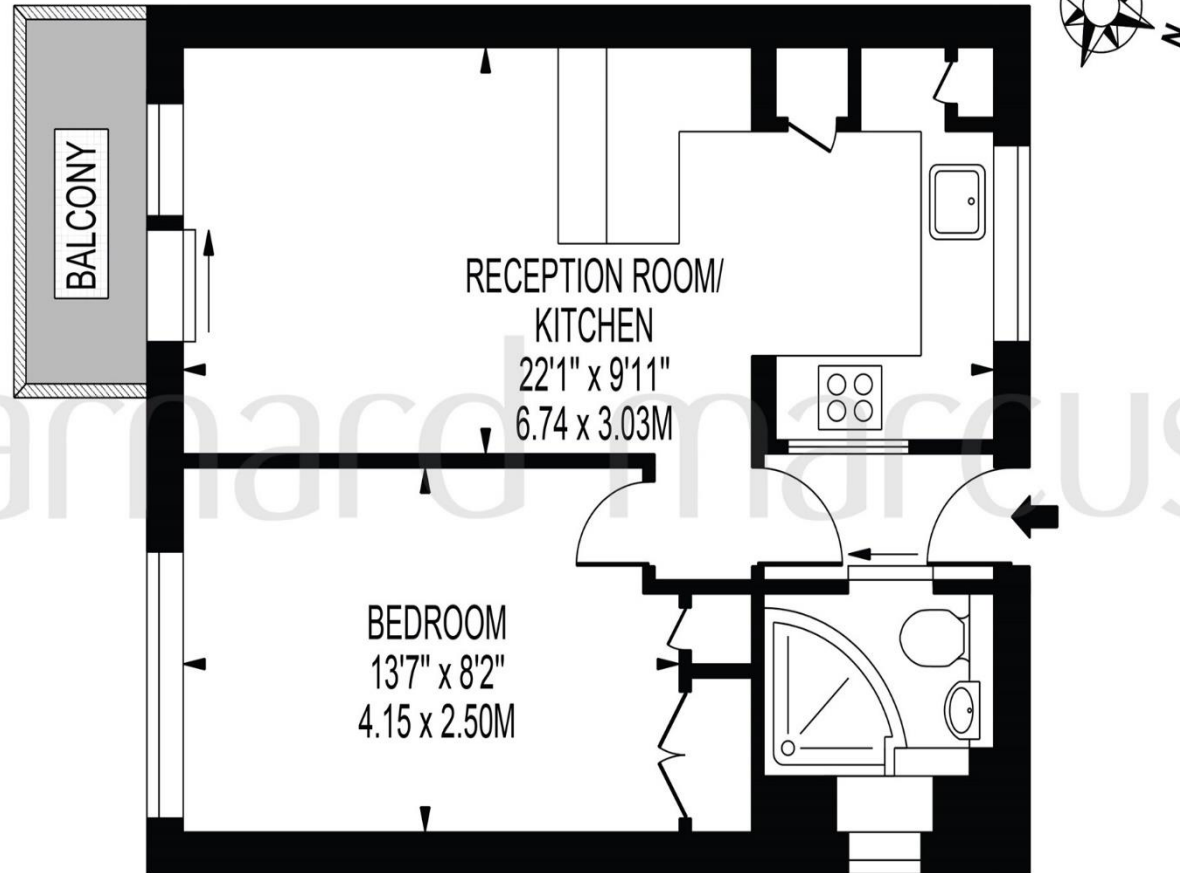
This second floor, one bedroom, modern flat set within a purpose built building is ideal as a first time purchase or investment. It is situated in Acton within a short walk to Acton Town tube station and a variety local amenities nearby. The property offers a 22' reception and modern kitchen with access to the private balcony, a double bedroom with built-in storage cupboards and a family bathroom. Other benefits include secure coded entry, a good lease length, a private off street parking space and no onward chain.

There is easy access to the A40, A406 and M4 motorway routes as well as nearby access to Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafes, bars, the Filmworks picture house and a good selection of renowned private and state schools and the local nearby parks such as, Ealing Common, Walpole and Gunnersbury Park.



GUNNERSBURY LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 401 SQ FT - 37.28 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

welcome to

Gunnersbury Lane, Acton London

- Second floor purpose built flat
- Ideal as a first time purchase or investment
- Private balcony
- Allocated parking space
- No onward chain
- Walking distance to transport links

Tenure: Leasehold EPC Rating: D

£299,950

This second floor one bedroom flat in Acton, offers a private balcony, allocated off street parking space and no onward chain. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL107060

This is a Leasehold property with details as follows; Term of Lease 150 years from 10 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
EAL107060 - 0002


barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.