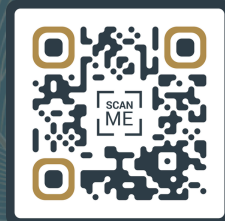




Leslie
& Co.

ALFRED ROAD, ACTON, LONDON, W3

Guide Price: **£600,000**



Leslie & Co





About the property

This exquisite two-bedroom, two-bathroom residence in Acton has been newly refurbished to offer a stylish blend of elegance, comfort and modern functionality. Boasting generous proportions and impressive high ceilings, the property immediately creates a wonderful sense of space, while large windows allow an abundance of natural light to flow throughout the home.

Thoughtfully designed for contemporary living, the property offers an excellent amount of storage, with extensive cabinetry and built-in wardrobes in both bedrooms. The principal bedroom benefits from a beautifully appointed ensuite bathroom, creating a private and relaxing retreat.

At the heart of the home is a stunning modern kitchen, complete with contemporary appliances and elegant finishes. A luxurious 3-in-1 boiling water tap adds an extra touch of sophistication and convenience, making the space as practical as it is impressive.

Key features

- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Stunning modern duplex apartment
- Beautiful period architecture
- Over 1000 sq ft of elegant accommodation
- Wonderful contemporary spec throughout
- Close to the amazing Churchfield Road
- Abundance of natural light
- Exceptional transport links
- Superb storage

Material information

- Tenure - Leasehold
- Council Tax Amount - £2138.53 (Band D)
- Guide Price - **£600,000**
- Lease Start Date - 01/01/2023
- Lease Duration - 999 years
- Lease Years Remaining - 995 years
- Service Charge - £1000.00 yearly





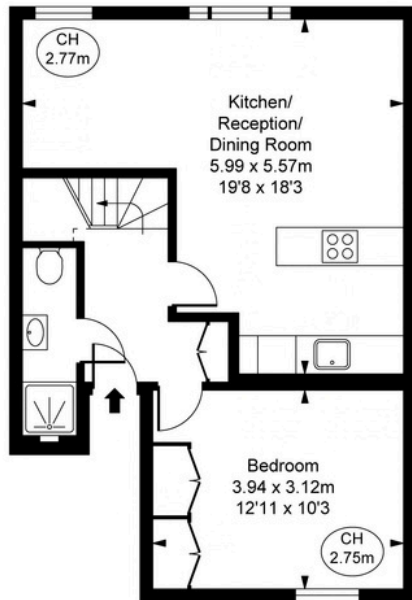
Alfred Road, W3

- Approximate Gross Internal Area
82.28 sq m / 886 sq ft
- Eaves Storage
14.99 sq m / 161 sq ft

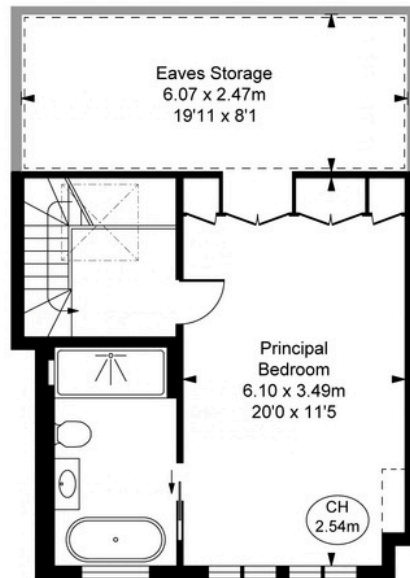
Total Areas Shown On Plan
97.27 sq m / 1,047 sq ft

(Including restricted height
under 1.5m [-----])

(CH = Ceiling Heights)

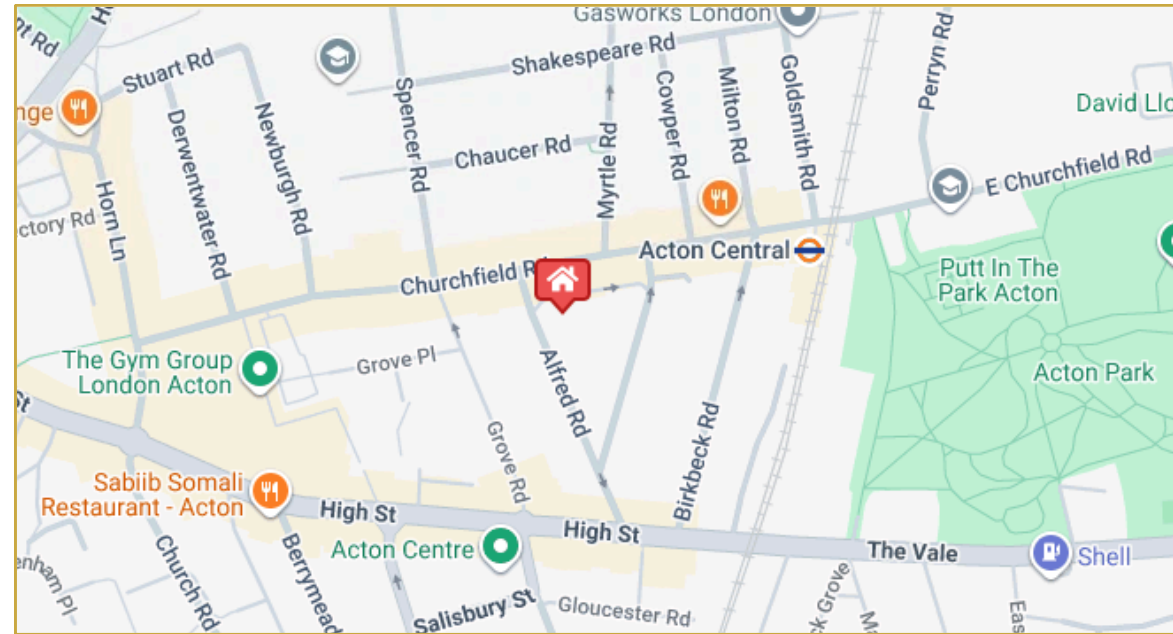


Second Floor
Approximate Gross Internal Area
47.66 sq m / 513 sq ft



Third Floor
Approximate Gross Internal Area
34.62 sq m / 373 sq ft

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Key Facts for Buyers



Buyer Information Pack

