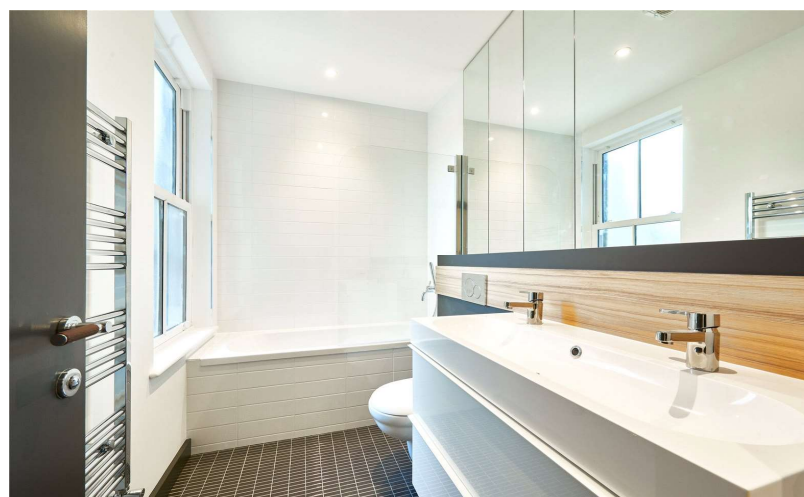


# Buxton Gardens

London - W3

Guide Price £700,000

# HardingGreen



First Floor Apartment

Balcony

Spacious layout

Plenty of Storage

[HARDINGGREEN.COM](http://HARDINGGREEN.COM)

## Description

A stylish first floor two bedroom, two bathroom apartment on a gorgeous residential street in Acton, W3. This modern apartment is filled with natural light. It offers a superb open plan living space overlooking the back gardens of the building. It works incredibly well as an entertaining space. There is plenty of storage solutions throughout the flat including the loft space. There is also a separate utility room. The family bathroom is spacious and leads on to the master bedroom which is ensuite with deep built in storage and also has a balcony. The second bedroom is also a good size. The apartment is currently let on an AST and generates approx. £1750 per calendar month.



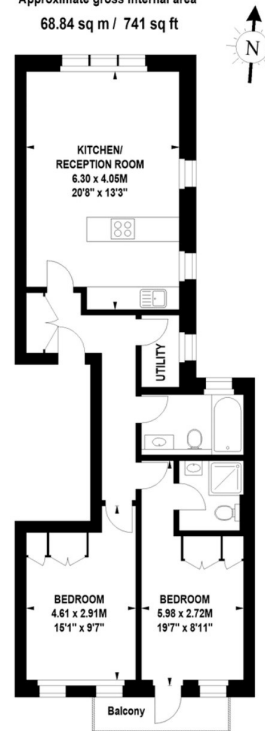
## Situation

Buxton Gardens is a tree lined residential street. It offers excellent transport link with 3 major stations such as Ealing Common (District & Piccadilly), West Acton (Central) & Acton Central (over ground). Buxton Gardens is also walking distance from all of the amenities on Horn Lane and Uxbridge Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>	78	78
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

### Buxton Gardens, W3

Approximate gross internal area  
68.84 sq m / 741 sq ft



First Floor

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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*IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.*

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