



# Japan Services Rent Ltd

Sales, Lettings & Property Management

2 Queens Drive, West Acton, London, W3 0HA

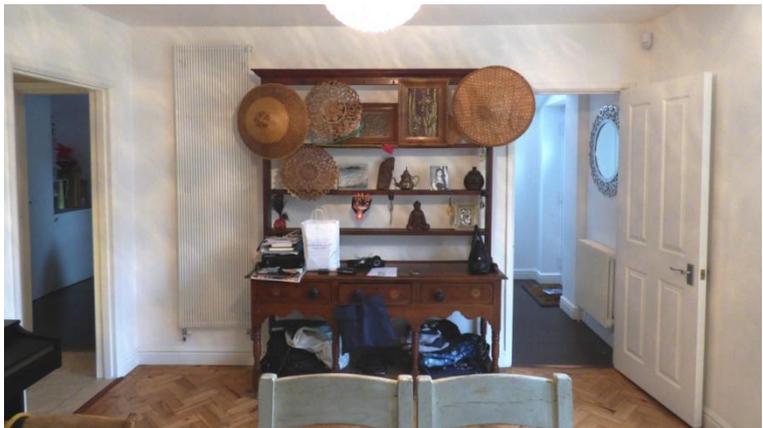
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www.japanservices.co.uk email: properties@japanservices.co.uk



## Walton Gardens, West Acton, W3 0AQ

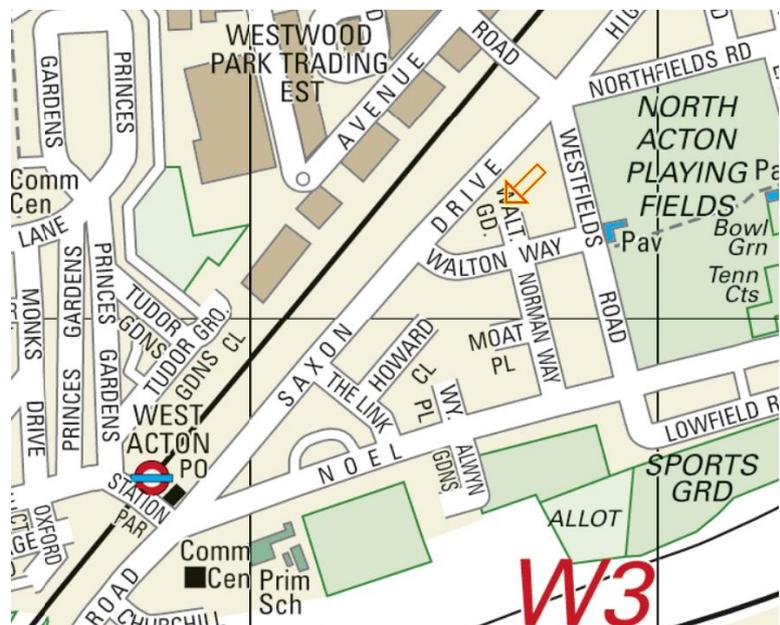
**PRICE: Offers above £750,000**

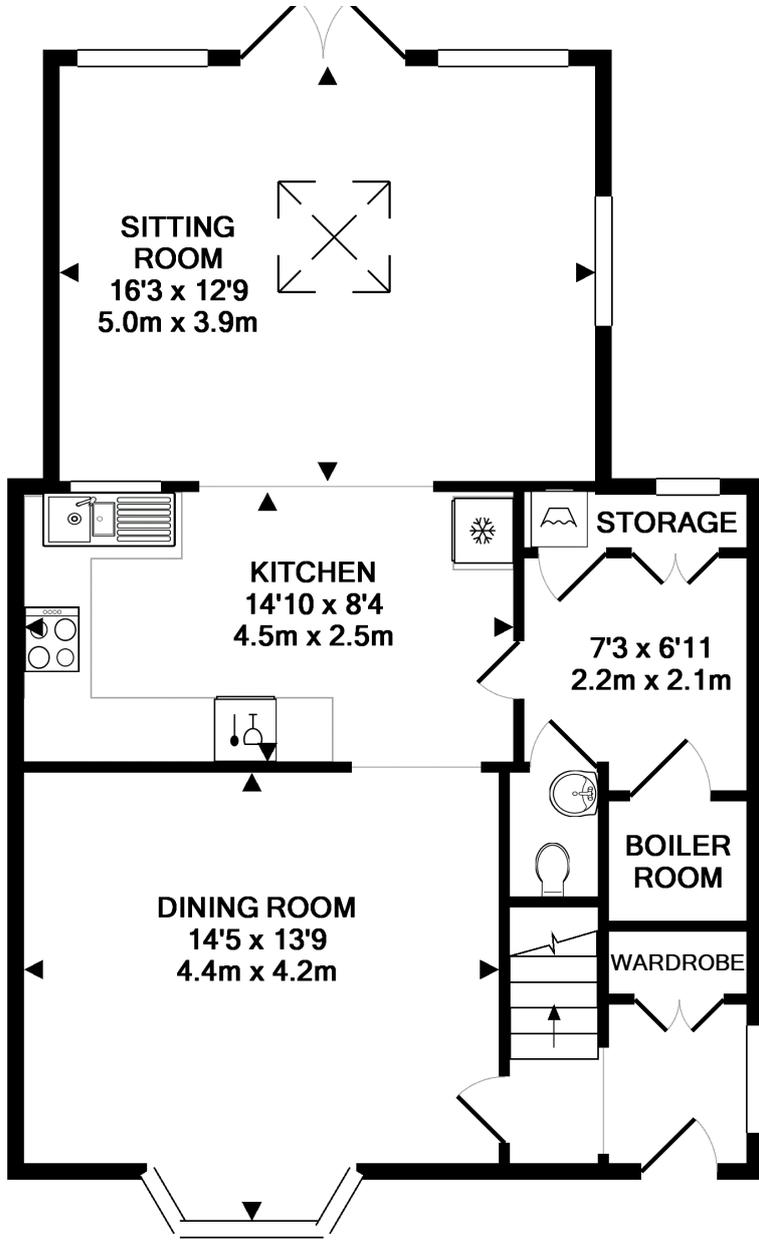


**A bright and very spacious three bedroom semi detached house situated in a quiet, tree-lined close in the heart of the sought after area of West Acton. This wonderful freehold property is one minute walk to the green open space of North Acton Playing fields and many of the areas excellent schools are close by, making this house an ideal family home. All of the areas shops and amenities are also within walking distance.**

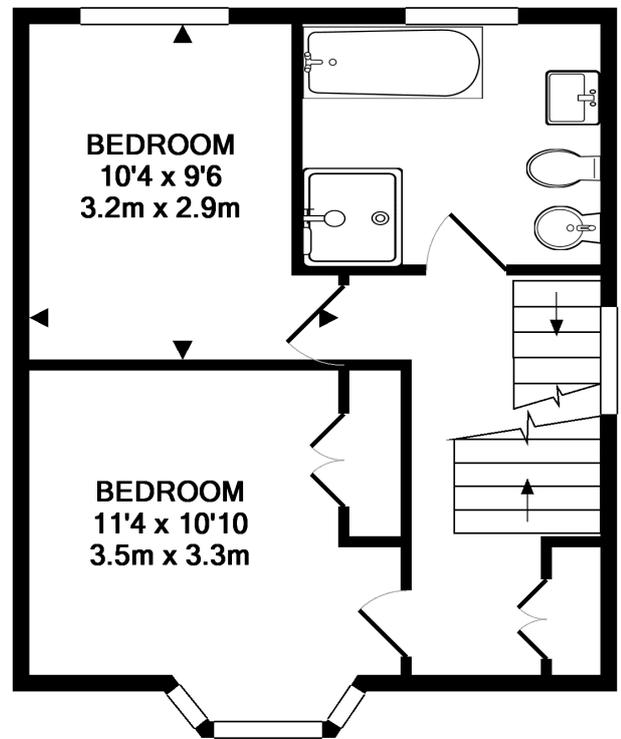
- \* Three double bedrooms, three WC's
- \* Large, right sitting & dining rooms
- \* Two bathrooms & fully fitted kitchen
- \* On-street permit parking

**Only minutes walk to West Acton (Central line) with North Ealing tube station (Piccadilly line) also within walking distance from the property.**

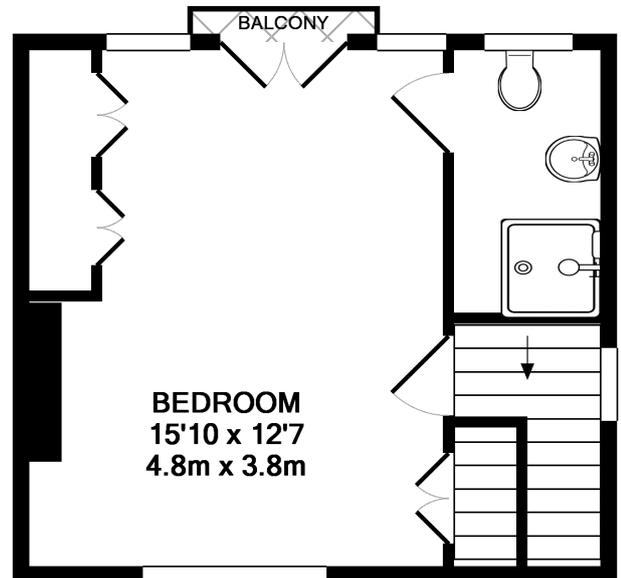




GROUND FLOOR  
APPROX. FLOOR  
AREA 659 SQ.FT.  
(61.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 268 SQ.FT.  
(24.9 SQ.M.)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	70
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**TOTAL APPROX. FLOOR AREA 1277 SQ.FT. (118.7 SQ.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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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

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