



# Japan Services Rent Ltd

Sales, Lettings & Property Management

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## Saxon Drive, West Acton, W3 0NS

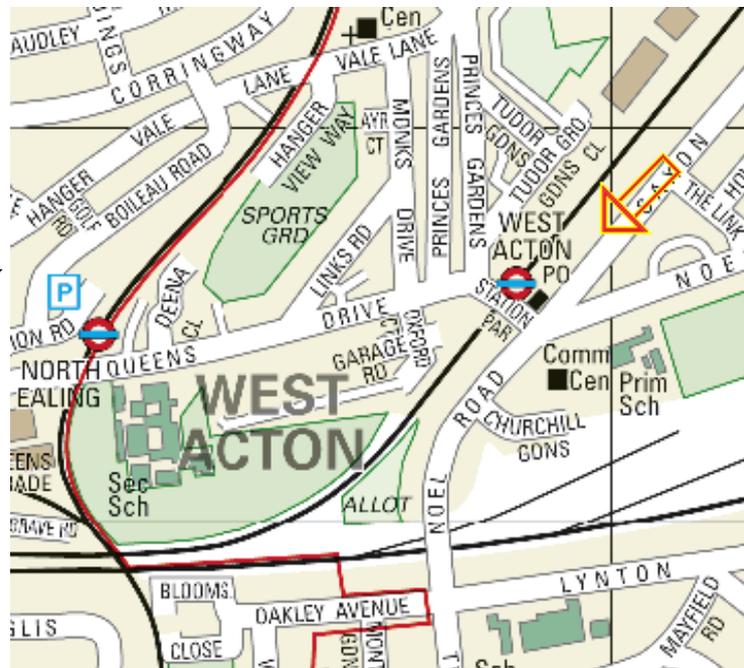
**PRICE: £699,950**



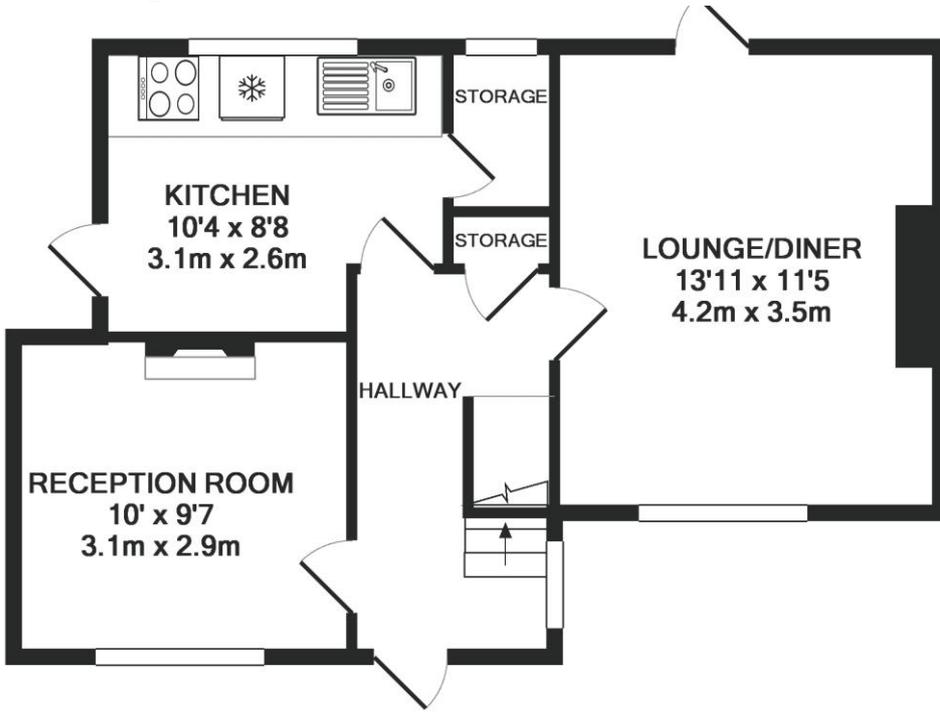
**A three bedroom house situated in the sought after area of West Acton. This freehold property is only minutes walk to all of the areas local shops, schools and transport links. The property comprises as follows:**

- \* Two double and one single bedroom
- \* Separate sitting and reception rooms
- \* Kitchen with an additional dining area
- \* Fully tiled family bathroom and a WC
- \* An amazing potential for extensions
- \* Resident on-street permit parking
- \* Ample storage throughout the property

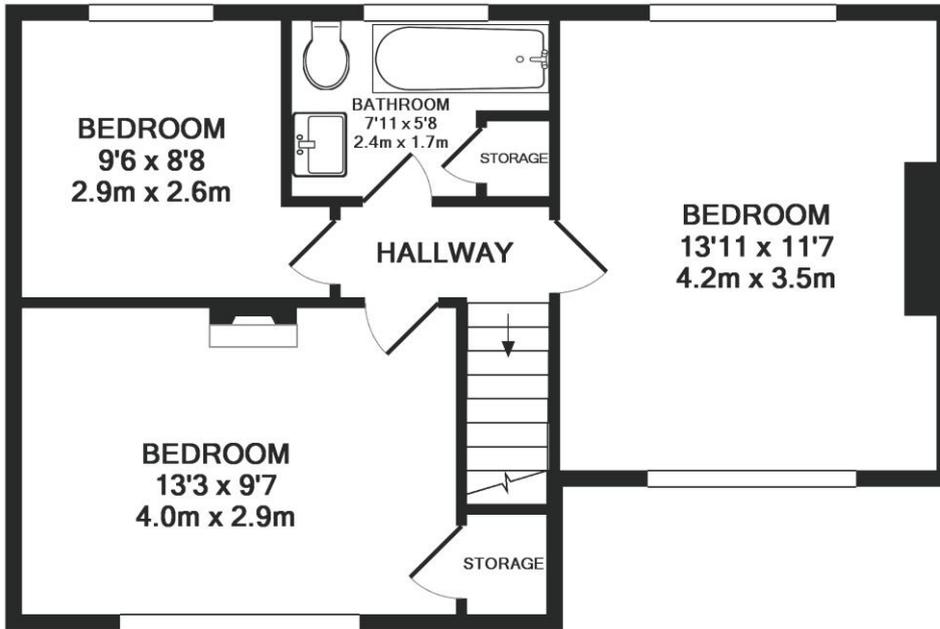
**Only two minutes walk to West Acton (Central line) and ten to North Ealing (Piccadilly line). Motorists benefit from easy access to the North Circular Road and the A40. Close to Ellen Wilkinson School for Girls, The Japanese School, Holy Family Catholic Primary School, West Acton Primary School & Twyford C of E High School, among others.**



# Floor plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 447 SQ.FT.  
(41.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 868 SQ.FT. (80.7 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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