



# Japan Services Rent Ltd

Sales, Lettings & Property Management

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

Tel: 0208 752 0445 Fax: 0208752 0219

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



## Inverness Court, West Acton W3 0HU

**PRICE: £575,000**

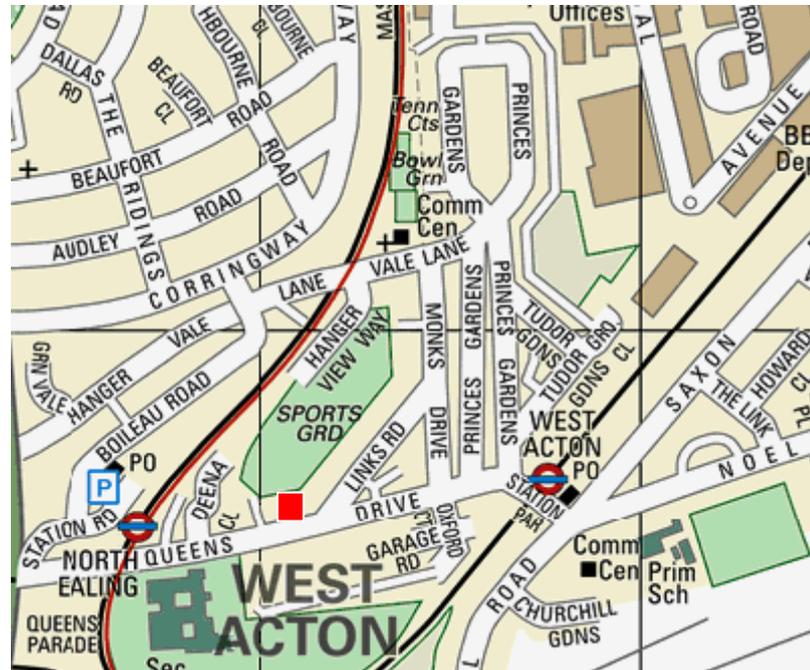


This is a bright, airy and beautiful two bedroom second floor flat is located on West Acton's most sought-after conservation area - the Hanger Hill Garden Estate. The flat is situated on a tree-lined, green and leafy street, Queens Drive. This exceptional flat is offered as a share of freehold and is within easy reach of all amenities.

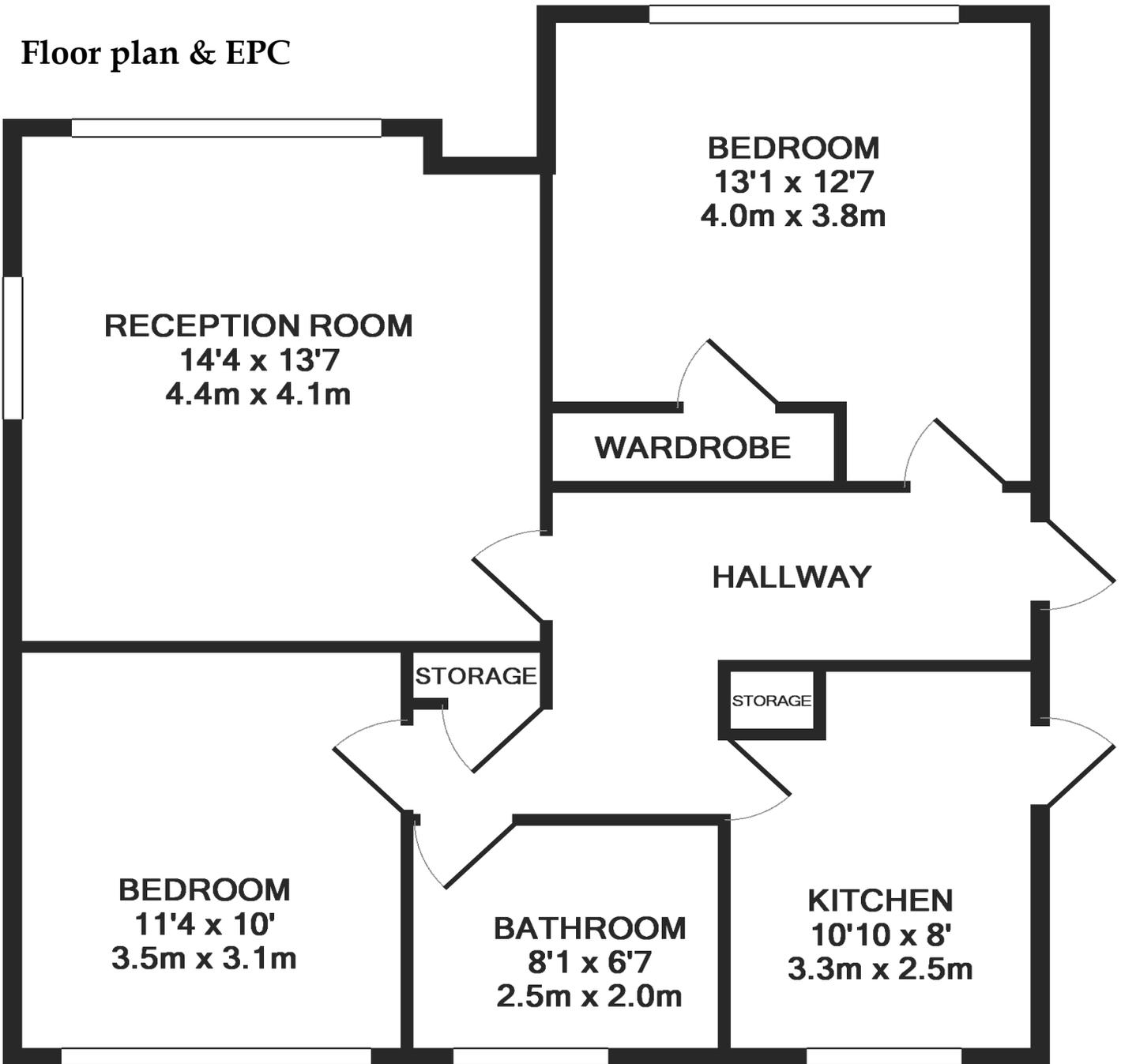
**The property comprises of:**

- \* Bright & spacious lounge with a lovely view over Queens Drive
- \* Convenient and modern kitchen
- \* One double & one single bedroom
- \* Fully tiled family bathroom
- \* Set in beautiful communal gardens
- \* Resident permit on-street parking

Minutes walk to North Ealing tube station (Piccadilly line) & West Acton (Central line). Local schools include Ellen Wilkinson School for Girls & West Acton Primary school.



# Floor plan & EPC



TOTAL APPROX. FLOOR AREA 65.9 SQ.M. (709 SQ.FT.)

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

Made with Metropix ©2008

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	48	54	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>	41	46	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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  
Registered in the UK: Number 05456158 Registered address: Unit 501 Centennial Park, Centennial Avenue, Elstree, Borehamwood, Hertfordshire, UK, WD6 3FG