



# Japan Services Rent Ltd

Sales, Lettings & Property Management

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

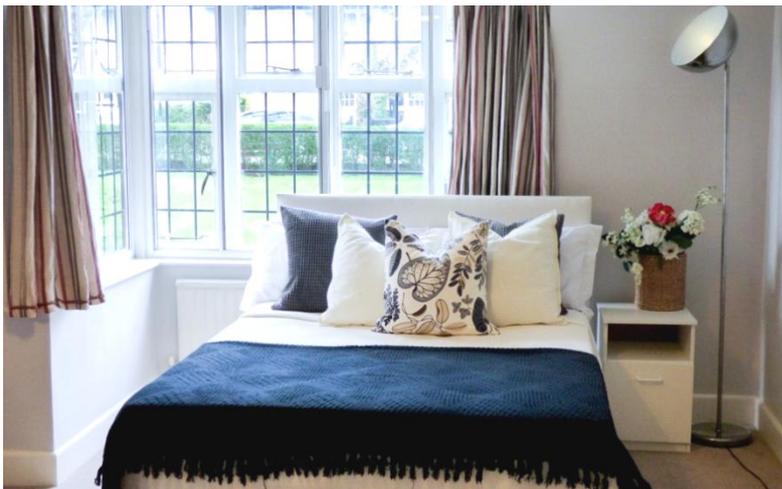
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## Chester Court, West Acton W3 0EF

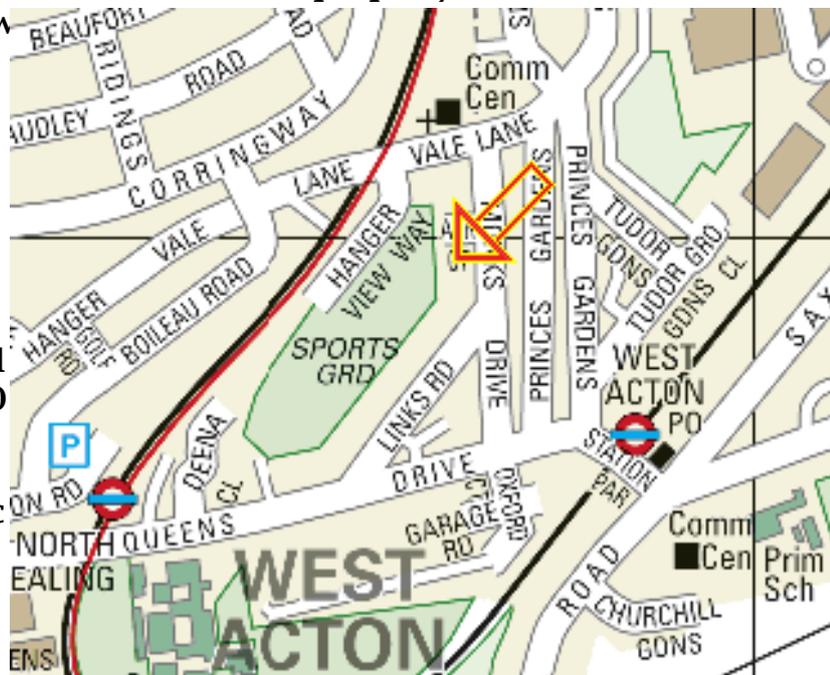
**PRICE: £630,000**



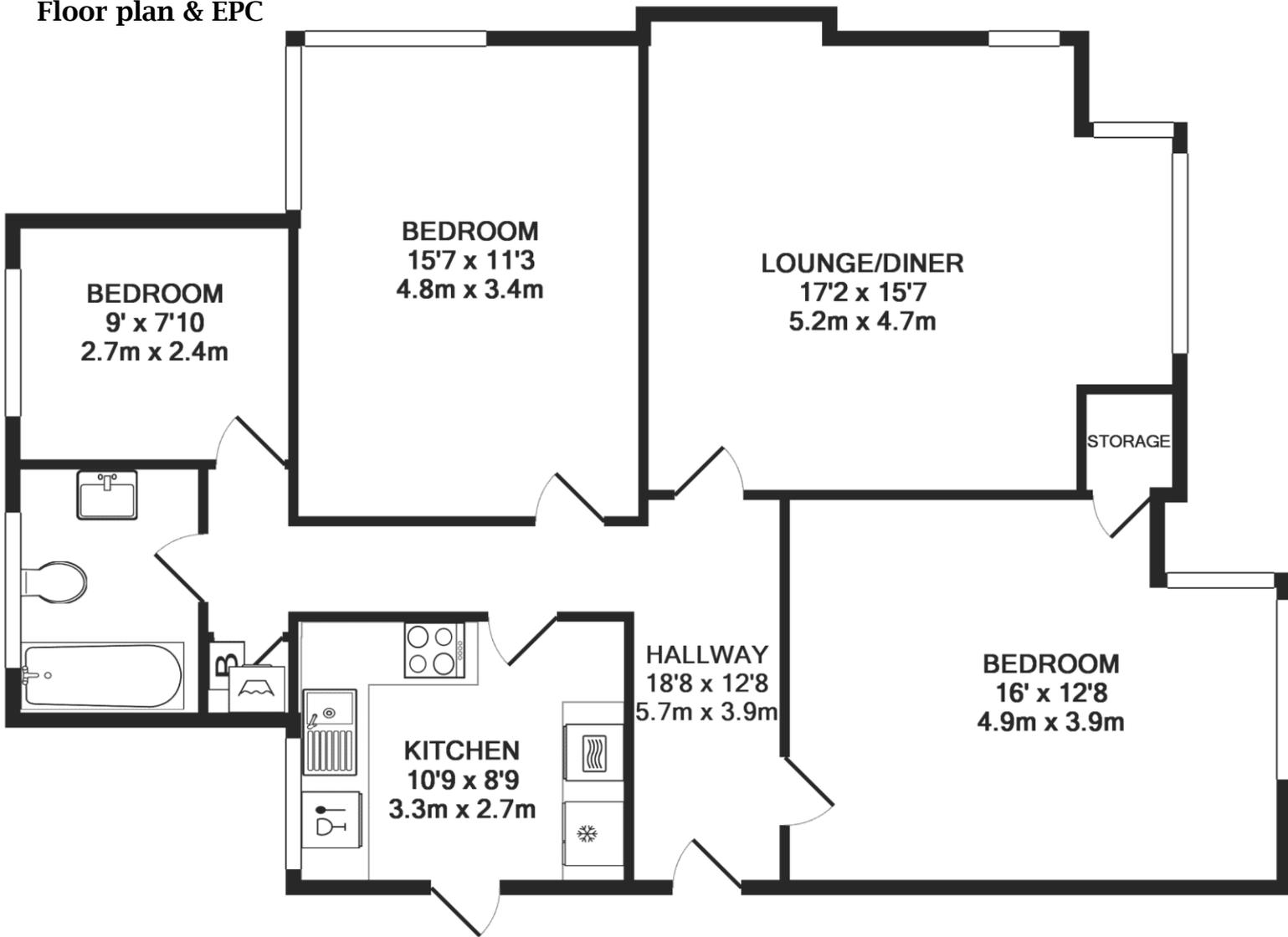
**This is a very spacious and beautiful ground floor three bedroom Tudor style flat situated on the sought after Hanger Hill Garden Estate. The property is offered as a share of freehold and comprises as follow**

- \* Two double bedrooms and one single
- \* Bright sitting room with a dining area
- \* Modern and fully fitted kitchen
- \* Lovely bathroom with a separate WC
- \* Immaculately kept communal gardens
- \* Permit on-street resident parking
- \* Outstanding transport links

**Only minutes walk to North Ealing tube (Piccadilly line), West Acton tube (Central line), and an immediate access to the A40 and North Circular Road. Excellent schools nearby include Ellen Wilkinson School for Girls, the Holy Family Catholic Primary School, The Japanese School, West Acton Primary School as well as Twyford C of E High School.**



# Floor plan & EPC



TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.4 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>67</b>	<b>74</b>	
(39-54) <b>E</b>			
(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	
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>63</b>	<b>70</b>	
(39-54) <b>E</b>			
(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