



Japan Services Rent Ltd

Sales, Lettings & Property Management

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

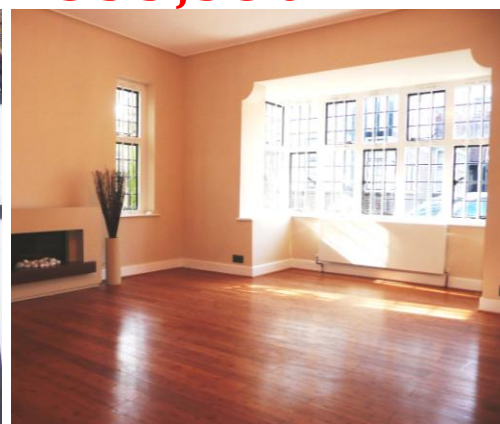
Tel: 0208 752 0445 Fax: 0208752 0219

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



Monks Drive, West Acton, W3 0EA

PRICE: £ 599,950

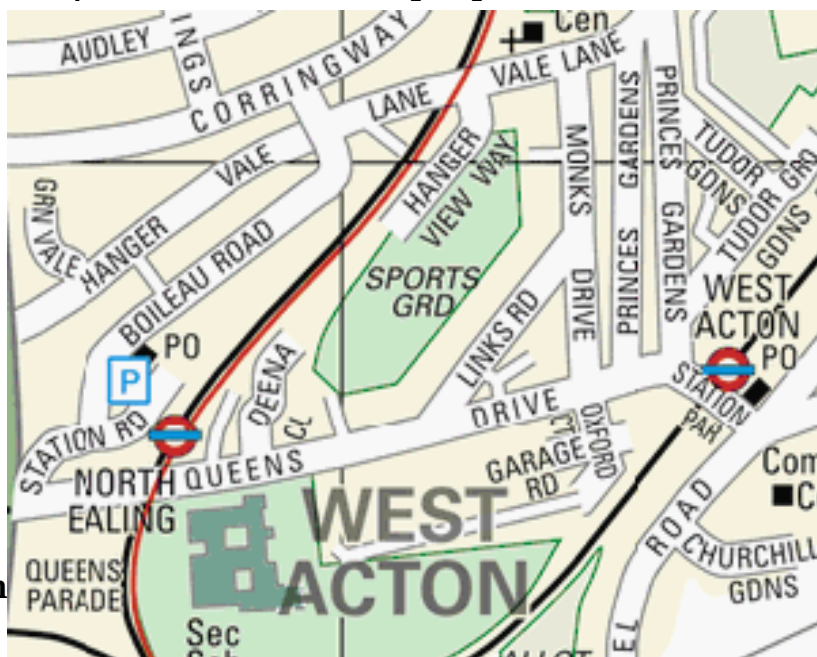


This is a lovely three bedroom ground floor flat located in the sought after area of West Acton. It is conveniently situated moments away from the local shops, post office, schools

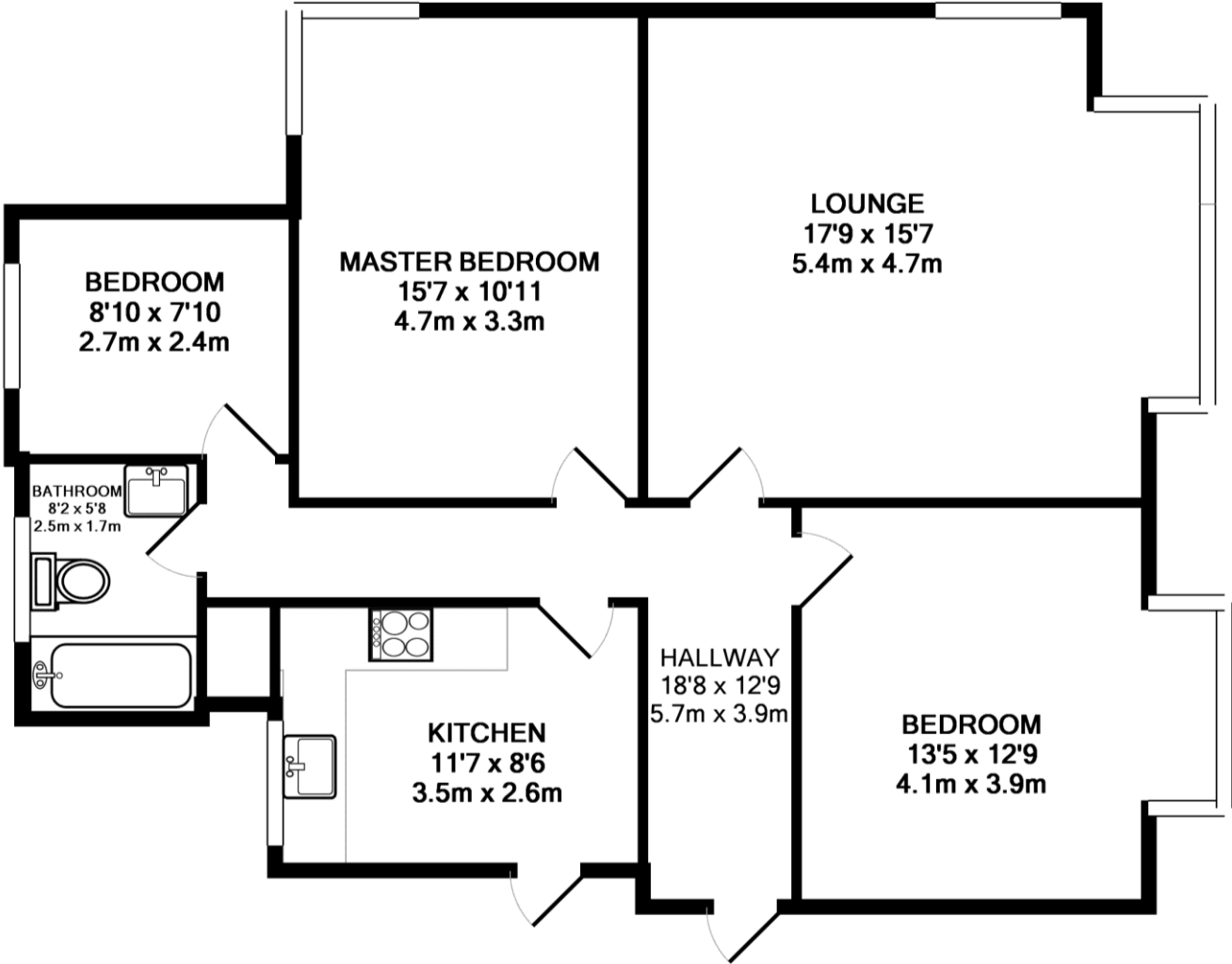
and transport amenities. Monks Drive is a quiet, tree-lined street in the heart of the conservation area of the Hanger Hill Garden Estate. The flat has low service charges and is offered as a share of Freehold. It includes:

- * Three sizeable, well proportioned bedrooms
- * Bright and spacious lounge with dining area
- * Modern fitted kitchen and a large hallway
- * Beautiful and well kept communal gardens
- * Permit street parking and use of a shed

Walking distance to North Ealing (Piccadilly line) and West Acton (Central line) stations. Motorists benefit from immediate access to the A40 and North Circular Road. Popular schools in the area include Holy Family Catholic Primary School, The Ellen Wilkinson School for Girls, The West Acton Primary School and Twyford C of E High School.





Floor plan & EPC



TOTAL APPROX. FLOOR AREA 85.1 SQ.M. (916 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly-higher CO ₂ emissions		
England & Wales		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

