



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

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## Glendun Court, East Acton, London W3 7EF Asking Price £240,000 Leasehold



### KEY FEATURES:

- GROUND FLOOR STUDIO
- PURPOSE BUILT FLAT
- OWN ENTRANCE DOOR
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- SEPARATE FITTED KITCHEN
- IDEAL FOR BUY TO LET INVESTMENT

CHURCHILLMATHESONS are pleased to offer for sales this SPACIOUS purpose built GROUND FLOOR STUDIO FLAT located close to transport links such as a range of bus routes, the A40 (Western Avenue) and East Acton Underground Station (Zone 2, Central Line). The property comprises of a 20ft open plan reception/bedroom, separate fitted kitchen, bathroom and communal grounds. The property has much potential for a buy to let investment or for a first time buyer. The total floor area is approximately 423 SQ/FT (39.3 SQ/M).



TOTAL APPROX. FLOOR AREA 39.3 SQ.M. (423 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.  
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