



For Sale

House - Townhouse

| London | W3

Offers Over £789,950 | Leasehold

2 Receptions | 3 Bedroom | 3 Bathroom

- 3/4 bedrooms
- 2 Receptions
- 2 Bathrooms, one of which is en-suite
- Separate WC to ground floor
- Excellent condition
- Gated development with 24 hour on site concierge
- Front and rear gardens
- Underground parking space
- 24 hour concierge/security
- Close to 24 hour transport links and local amenities



Hawks

FREEDOM TO MOVE





Town House situated in a secure gated development with a 24 hour concierge service, peace of mind is guaranteed as well the luxury feel.

Laid out over Three floors, the property comprises of -
 Three large double bedrooms
 Large kitchen leading onto a reception room
 A second reception room to the first floor
 Two bathrooms (one of which is an en-suite)
 Separate WC
 Front and rear gardens

The property is conveniently located close by to effortless transport links including 24 hour bus services, East Acton Underground Station (Central Line), and the A40. Local amenities are nearby and London Westfield is a short trip away!

This town house is being sold chain free and is an ideal purchase as either a home or as an investment.

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

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



Hawks
 71 - 73 West Ham Lane, London, E15 4PH
 T: 0203 002 6769
 E: hello@hawksestateagents.com

