

# Ground Floor Flat

27

Berrymead Gardens  
Acton  
London  
W3 8AA

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RWHITLEY  
Est. 1938 & CO

# Guide Price £450,000



- 2 Bedroom Ground Floor Flat
- Living/Dining Room
- Kitchen
- Bathroom
- Gas Central Heating
- Long Lease To Be Granted On Completion
- Share of Freehold
- Garden
- Potential to extend (STPP)
- No Onward Chain

## DESCRIPTION

This newly redecorated ground floor 2 bedroom flat is offered to market with no onward chain complications and is within walking distance of Acton High Street. The property which has the potential to extend (subject to planning permission), boasts a 13'6 x 12'3 living/dining room with bay window flooding the room with natural light, a double bedroom, a single bedroom, family bathroom and modern fitted kitchen with door out to the generous private rear garden.

## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water.

## WINDOWS

Double glazing.

## COUNCIL TAX BAND

We understand that the current council tax band is C.

## OUTSIDE

Rear: Garden which would benefit from landscaping.

## LOCATION

The property enjoys easy access to Acton High street with its shopping facilities, bars and restaurants. Acton Town & Ealing Common stations as well as Acton mainline station with Elizabeth Line are within short distance. Westfields Shopping Centre and local schools are all within short motoring distance.

## TENURE

We understand that the property will be sold with the benefit of a new lease upon completion with a term of 125 years. The property will also benefit from a share of the freehold.

## GROUND RENT

We understand that the new lease will be subject to a peppercorn ground rent.\*

## SERVICE CHARGE

We understand that there is no annual service charge.\*

## NOTE

\* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.


## SERVICES

Mains gas, electricity, water and drainage.

## VIEWINGS

Strictly by appointment with R Whitley & Co.

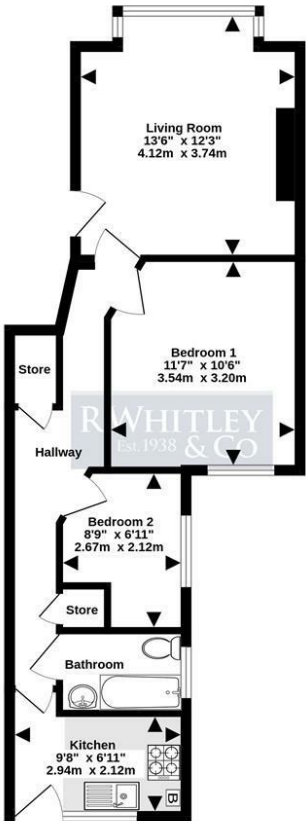
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505 sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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