



Edendale, Creswick Road, Acton, London W3 9HB
Price: £379,950 Leasehold - No Chain

Situated in a pleasant road, within easy reach of both **West Acton** station with local shopping facilities and **Acton Main Line** station with Elizabeth Line connection and local shops. The lovely open space of Springfield Gardens is nearby. With access to **Ealing Broadway** station also with Elizabeth Line & town centre. Road connections for the M4 & M40 motorways. Well-placed for local schools including West Acton Primary, St Vincent's RC Primary, The Japanese School, Derwentwater Primary, Ark Soane Academy and Twyford CofE High.

A 2-bedroom ground-floor flat in need of some updating with maintained communal gardens.

The accommodation comprises entrance hall, reception room, kitchen, 2 bedrooms and a bathroom.

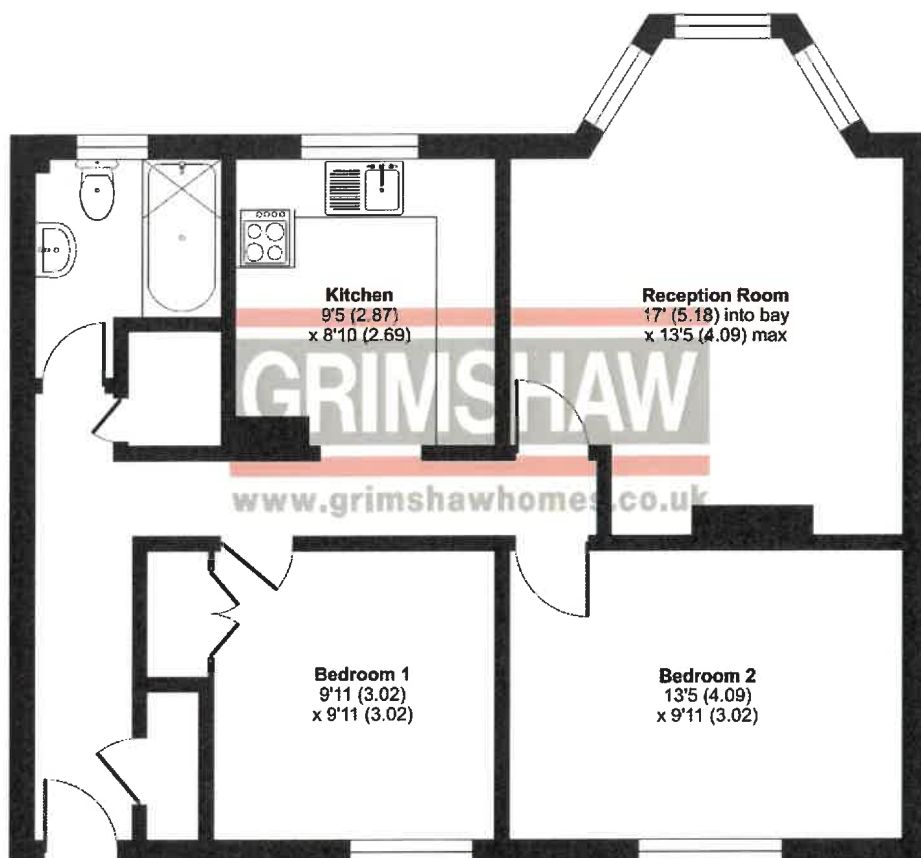
Total approx floor area 66.6 sq m / 717 sq ft.



Edendale, Creswick Road, London, W3

Approximate Area = 717 sq ft / 66.6 sq m

For Identification only - Not to scale



GROUND FLOOR



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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Lease: 89 years (subject to confirmation)

Service Charge: £98 per calendar month (subject to confirmation)

Ground Rent to be confirmed

EPC Rating = C

Council tax band = C (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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