



99Home Ltd.

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1 Bed Flat In Herrick Court , London, W3 8FL

£1,850 Monthly



Ref: 14871
TEL: 1407 1





SHORT DESCRIPTION

Property Ref: 14871 Stunning 7th-floor new build 1 bed flat located in Acton Garden W3, within easy walking distance to South Acton overground, Acton Town and Chiswick Park tube stations and Acton Mainline for Crossrail. Large bedroom with 2 built-in double wardrobes including pull out shoe racks. Modern bathroom with heated towel rail, double fronted cabinets, bath, shower and in-built mirror. Large storage cupboard in a hallway with washing machine. Open plan kitchen living room with integrated dishwasher and fridge freezer leading out to a south facing balcony overlooking South Acton park with views into Central London.. Buzzer entry system, high-speed fibre optic broadband and satellite TV. Communal lift and access to communal gardens. Easy walking distance to both Chiswick and Acton high streets, easy access to both the M4 and North Circular. Kindly find below dimensions: Bedroom: 3.95 m × 3 m Living Room: 4.05 m × 2.75 m Bathroom: 2.2 m × 2.05 m Kitchen: 2.7 m × 2.3 m Property Type: Flat Furnishing - Unfurnished Full selling price: £1850.00 Deposit: £2130 Tenure: 12 months Council tax band: B EPC rating: B Measurement:516.668 sq.ft. Outside Space: Terrace Parking: N/A Heating Type: Central Possession of the property: Tenanted

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

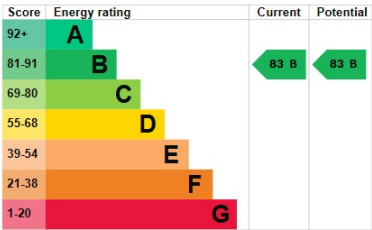
Property type	Mid-floor flat
Total floor area	48 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is B. It has the potential to be B.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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