

2 Bed Flat In Essex Road Essex Road, Acton, W3 9JA

£495,000





SHORT DESCRIPTION

Property Ref: 16937 Overview Discover this stunning, newly refurbished two-bedroom apartment, finished to the highest standard and ready for you to move in immediately. Located in a prime position in Acton, this home perfectly blends modern luxury with convenient city living. Key Features **Newly Refurbished** : Exquisite design with high-quality finishes throughout. **Spacious Living**: Large, open-plan reception room perfect for relaxing and entertaining, complemented by parquet flooring. **Fully Equipped**: Modern kitchen featuring brand-new appliances (dishwasher, washing machine, oven, and full-size fridge freezer). **Comfortable Bedrooms**: Two generously sized double bedrooms. **Outdoor Space**: Direct access to a charming south-facing back garden. **Peace of Mind**: Offered chain-free with a 999-year lease. EPC : C Council Band D : £2,138 per annum Location & Lifestyle Situated just a short walk from the vibrant Churchfield Road, you will have an array of charming cafés, restaurants, and quality grocers on your doorstep. For fitness and leisure, the Acton Leisure Centre and the popular David Lloyd Club are nearby. Enjoy easy access to local cinemas, various shops, and green spaces like Ealing Common and Gunnersbury Park —perfect for morning jogs or scenic weekend strolls. Unrivalled Transport Links Commuting is effortless with excellent transport connectivity: **Acton Main Line (Elizabeth Line)**: A short walk away for fast access across London. (Heathrow 30 min, Paddington 15 min, Bond Street 20 min, Liverpool Street 28 min) **Acton Central (Overground)**: Within easy reach. **Underground Connections**: Quick access to the Central Line (West Acton) and Piccadilly Line (Acton Town). **Ealing Broadway**: Just a 20-minute walk away, providing further high-street shopping and dining options. **A40 A406**: There is easy access to A40 A406 in and out of London, **This is a rare opportunity to own a turnkey property in a highly sought-after location. Early viewing is highly recommended.** **Contact us today to arrange a viewing.** Property Type: Flat Full selling price: £495000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 999 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £1030.00 Council tax band: D EPC rating: C Measurement: 699.654 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

2

Bed Room(s)

1

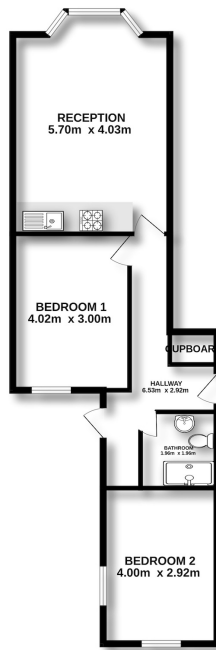
Bath Room(s)

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.



66 ESSEX ROAD, ACTON, W3 9JA

EPC GRAPH

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Property type	Ground-floor flat
Total floor area	65 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

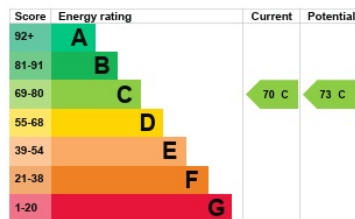
[See how to improve this property's energy efficiency.](#)

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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