

3 Bed Flat In Elizabeth Gardens Acton, Acton, W3 7SL

£450,000





## SHORT DESCRIPTION

Property Ref: 17084 Bright and airy 1st Floor, 3 double bedroom property, freshly decorated and ready for immediate occupation! Completely refurbished in 2025. Situated in popular Acton Vale, with excellent transport facilities, parks, gyms, shops, cafes, etc. A beautiful home or a great rental investment! 755 sq.ft (701.sq.m) Property Type: Flat Full selling price: £450000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 85 Yearly Ground Rent Cost: £10.00 Yearly Management Cost: £2000.00 Council tax band: C EPC rating: C Measurement:755 sq.ft. Possession of the property: Vacant.

3

Bed Room(s)

1

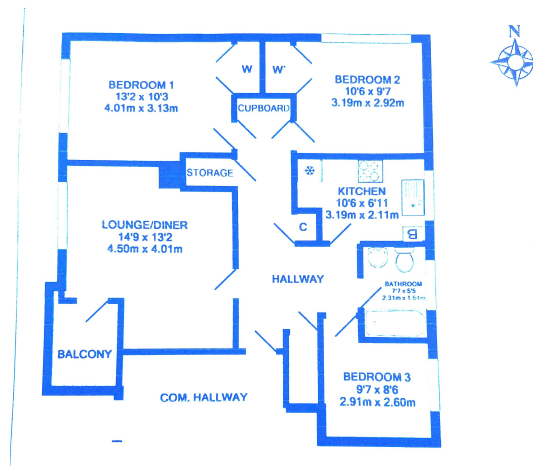
Bath Room(s)

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.



TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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## 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.

## Energy efficiency rating for this property

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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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