



## Kings Court , W3

Located in the heart of Acton is this sizeable two-bedroom, two-bathroom modern apartment set in a new purpose-built development.

The apartment boasts around 980 sq ft of internal space and is well-presented throughout. The property consists of a spacious reception room opening up onto your own private balcony, perfect for entertaining and al-fresco dining. There is a large master bedroom with space for a walk-in wardrobe and a generous second bedroom. The attention to detail throughout and the quality of fixtures and fittings is exemplary.

Other benefits include great transport links in and out of Central London through a variety of rail, underground and bus links. Acton Central, Acton Town, Acton Main Line are all within a 15 minute walk radius and provide Elizabeth, District, Piccadilly and Overground connections. The property's proximity to the high street provides an array of local shops, restaurants and cafes. Churchfield Road is a short walk away, known for its plethora of independent shops and eateries.

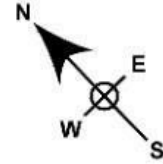
Please contact Go View London, with over 800 reviews from satisfied clients and two local offices in Ealing and Acton, for your appointment to view.

Guide Price £650,000

- NEW BUILD DEVELOPMENT
- PARKING
- SUPERB LOCATION
- CLOSE TO TRANSPORT
- LARGE BALCONY
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- TOWN CENTRE
- LONG LEASE

# Kings Court

Approximate Gross Internal Area  
980 sq ft - 91 sq m



**Bathroom**  
8'0 x 6'4  
2.45 x 1.93m

**Balcony**  
30'4 x 5'0  
9.25 x 1.52m

**Kitchen/Reception Room**  
24'2 x 17'10  
7.36 x 5.44m

**Dressing Room**  
6'11 x 6'5  
2.10 x 1.95m

**Suite Bedroom**  
16'2 x 9'11  
4.92 x 3.03m

**Bedroom**  
16'5 x 11'2  
5.00 x 3.40m

**Cloak**  
6'11 x 5'0  
2.10 x 1.53m

## THIRD FLOOR

Not to Scale. Produced by The Plan Portal 2021  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 