

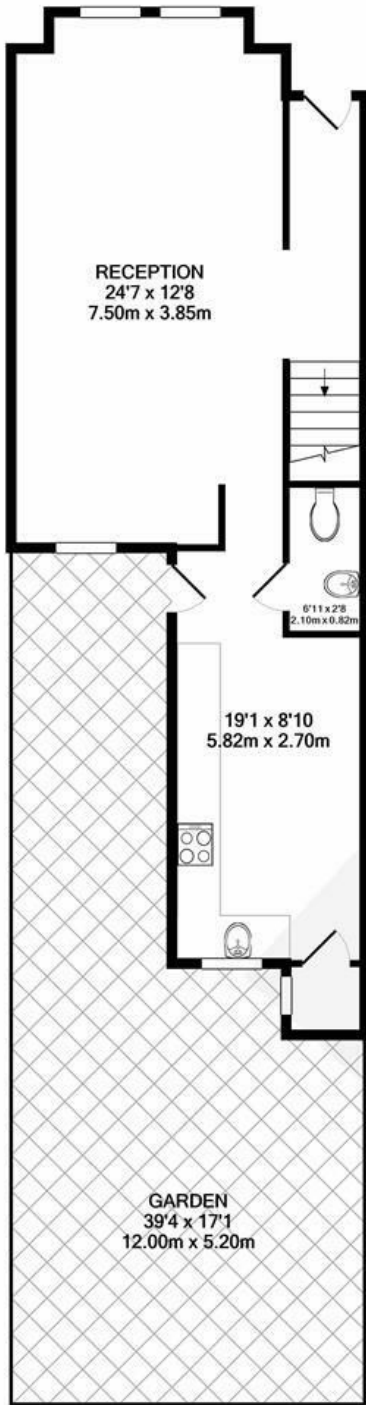


Berrymead Gardens, W3

A large Victorian four-bedroom family house benefitting from a central location in Acton presented in excellent decorative order and well positioned for great transport links, schools and amenities.

- Four bedrooms
- Two bathrooms
- Large garden
- Large roof terrace
- Freehold
- No onward chain
- Close to local amenities and popular schools
- Close to transports links
- No chain
- Close to 1500 sq ft

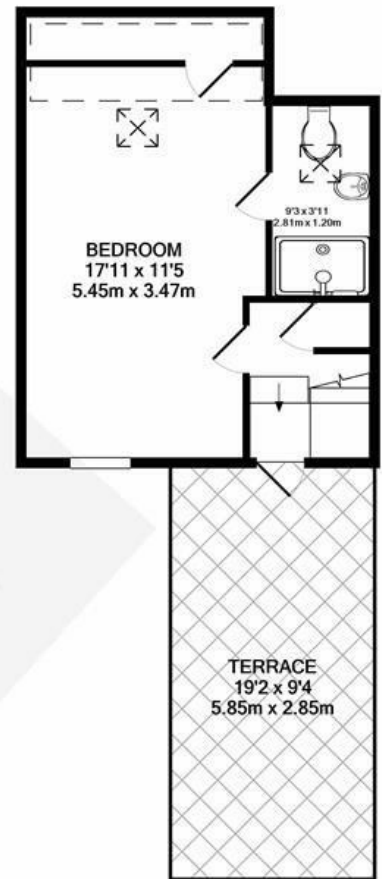
£999,950



GROUND FLOOR
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1433 SQ.FT. (133.2 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 mis-statement. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	