



Acton Lane, London, W4  
Guide Price £750,000

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A beautifully presented ground-floor apartment within the gated Broomcroft Court development, benefiting from a quiet position within the building and a sunny west-facing aspect.

Offering 943 sq ft (87.61 sq m) of well-balanced accommodation, the apartment features a spacious reception room opening directly onto a private west-facing patio garden with an open outlook, creating an excellent extension of the living space and a pleasant setting for outdoor dining and entertaining.

The accommodation comprises two double bedrooms, including a principal bedroom with an en-suite shower room, a modern kitchen, a family bathroom and a separate utility room. The property also benefits from extensive built-in storage, additional private storage within a communal store room and an allocated parking space.

Broomcroft Court is conveniently located within easy reach of Chiswick High Road's excellent range of shops, cafés and restaurants, whilst a number of stations nearby provide access to the District, Piccadilly and Mildmay lines.

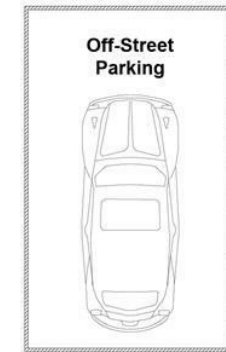
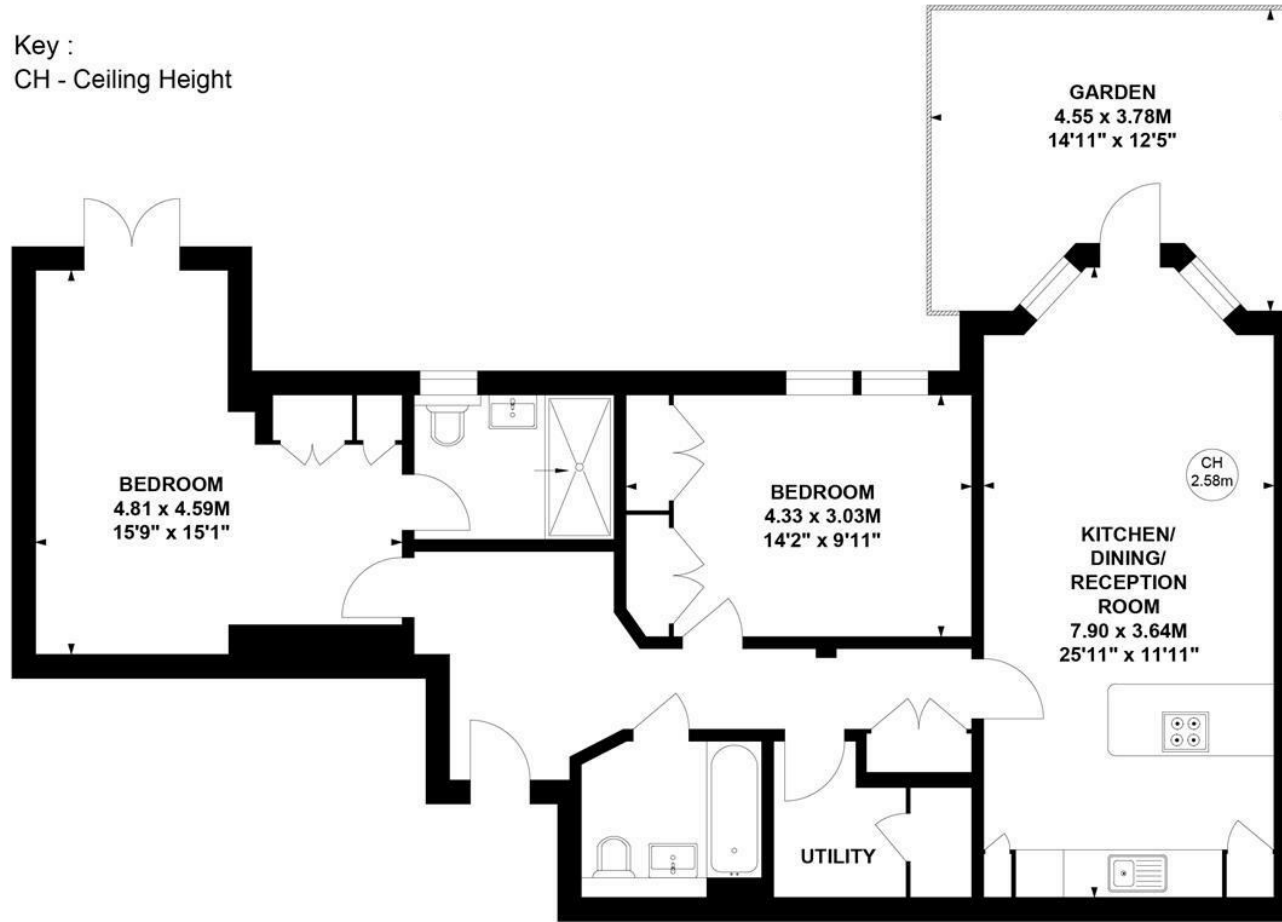


# Broomcroft Court, W4

Approximate gross internal area

87.61 sq m / 943 sq ft

Key :  
CH - Ceiling Height



(Not Shown In Actual Location/Orientation)

## Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.

All measurements and areas are approximate only

- Secure gated development
- Two bedroom, two bathroom apartment
- Private west-facing patio garden

- Tranquil position
- Allocated off-street parking space
- Close to numerous amenities

Tenure - Leasehold  
Lease length - 132 years remaining  
Ground rent - £240 pa  
Service charge - £2700 pa  
Local authority - Ealing  
Council tax - Band E

