

Location:

Holcombe Court is located within short walking distance to both Acton Town (Piccadilly, District and Circle Line) and South Acton (Overground) Stations. Major roads including the A40, A4 and M4 are close by making access to Central London and further out west easily accessible.

Key points:

- Two-bedroom apartment
- Fourth floor
- 767 sq.ft
- Private, allocated parking space
- Less than 200m from Acton Town Underground Station
- Access to private communal gardens

Do Better:

Acton
sales@astonrowe.co.uk

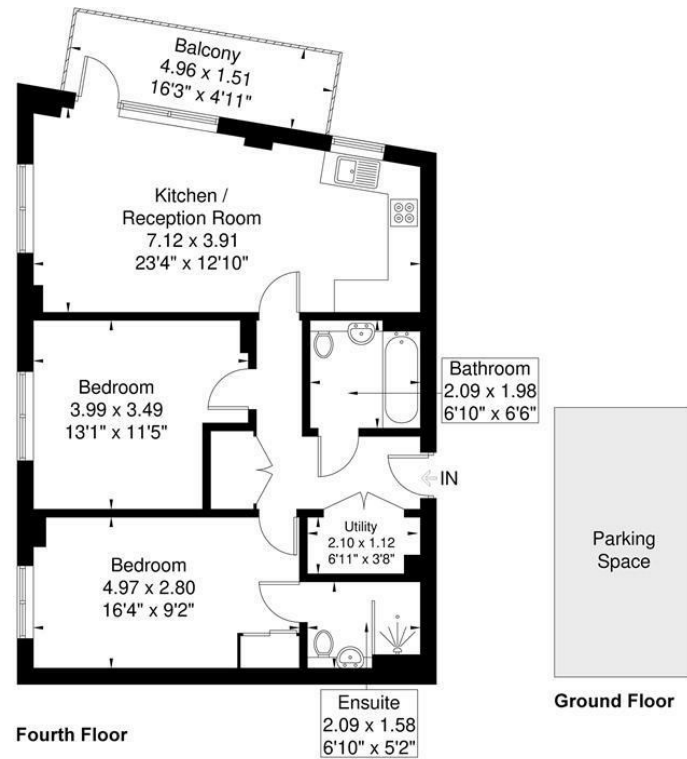
57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600

Aston Rowe



Holcombe Court
Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
© www.perspective.co.uk

£550,000

Bollo Lane, London W3 8UQ

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 85 | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

- 1 Reception Rooms
- 2 Bedrooms
- 2 Bathrooms



A beautifully presented two double bedroom, fourth floor apartment set within the popular Acton Gardens development.

This apartment boasts modern stylish interiors comprising of a large, open plan kitchen/living space filled with natural light from the dual aspect, and doors leading out to a private balcony.

There are also two good sized double bedrooms, with the master offering built-in-storage and an en-suite bathroom.

The property also benefits from an allocated, secure, off-street parking space.

Holcombe Court is located within short walking distance to both Acton Town (Piccadilly and District Line) and South Acton (Overground) Stations. Major roads including the A40, A4 and M4 are close by making access to Central London and further out west easily accessible. Green spaces include South Acton and Gunnersbury Park which is a short walk away. Local amenities are in an abundance near the property, with artisan bakeries, cafes, restaurants, gastro pubs that can be found on nearby Acton High Street and Chiswick High Road.

The current owner says:

We have thoroughly enjoyed living at the property, particularly the incredibly convenient location, with excellent transport links, cafés, restaurants and local amenities all within easy walking distance.

What's better:

This apartment boasts modern stylish interiors comprising of a large, open plan kitchen/living space filled with natural light from the dual aspect, and doors leading out to a private balcony.

