



Copperfields Court, Gunnersbury Gardens, London, W3 9AF



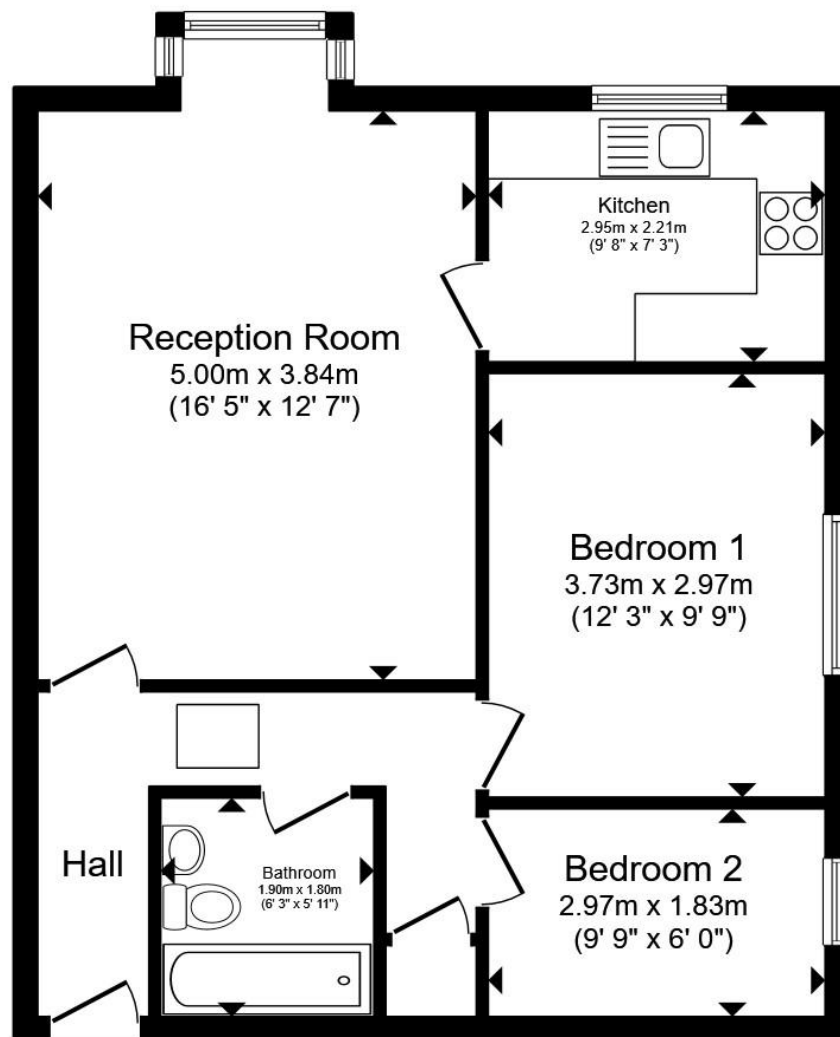
Welcome to

Copperfields Court, Gunnersbury Gardens, London

A ground-floor flat, situated in a quiet purpose-built block nestled between Acton Town & Ealing Common. The property offers a bright & airy reception room with green aspect views, a separate kitchen, a double bedroom, a second bedroom, and a family bathroom. Other benefits include allocated parking, well-maintained communal gardens, a share of freehold, and no onward chain.

The property is a short walk from a variety of transport links, as well as the local amenities of Acton Town, and is within easy access to Ealing Broadway's popular retail shopping centre, an abundance of restaurants, cafés, bars, the Filmworks picture house, and a good selection of local nearby parks such as Ealing Common, Walpole, and Gunnersbury. The M4/A4 is nearby, offering an easy commute to SKY and other businesses along the A4 corridor.





Ground Floor

Total floor area 55.8 m² (600 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Copperfields Court Gunnersbury Gardens, London

- Ground floor, two-bedroom flat
- Allocated parking bay
- Residents' communal gardens
- A short walk to Acton Town tube station (Piccadilly & District line)
- Share of freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1698.10

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jul 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This purpose-built, ground-floor flat situated in Copperfield's Court in Gunnersbury Gardens, offering two bedrooms, allocated parking, a share of freehold, and no onward chain. Please call the Ealing branch today for more information and to arrange a viewing!

guide price **£375,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109684



Property Ref:
EAL109684 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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