



PASSIONATE ABOUT PROPERTY

ALL SAINTS ROAD, ACTON, LONDON, W3

Guide Price: **£500,000**



 Leslie & Co









## About the property

Discover your perfect urban sanctuary in this stunning two-bedroom, two-bathroom apartment, nestled within the highly sought-after Acton Gardens development. Designed with modern living in mind, this generously sized 788 square feet apartment boasts an excellent EPC rating, ensuring eco-friendly and cost-effective living.

As you step through the door, you are greeted by an elegant open-plan living space that exudes contemporary luxury, finished to an impeccably high specification. The stylish kitchen, complete with sleek integrated appliances, flows seamlessly into the light-filled living and dining areas, providing the ideal space for entertaining and everyday living.

The apartment features two well-appointed double bedrooms, offering ample storage and an abundance of natural light, while the master suite benefits from a modern en-suite bathroom. The additional family bathroom offers a haven of relaxation, with stylish fixtures and fittings throughout.

## Key features

- Chain free
- Two double bedrooms and two bathrooms
- Balcony
- High specification
- Close to public transport
- Sought after Acton Gardens Development
- Superb location
- Circa 800 sq ft / 73 sq m
- Excellent EPC rating
- Lovely parkland views
- Communal garden
- Ideal for first-time buyers or savvy buy-to-let investors

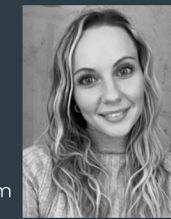






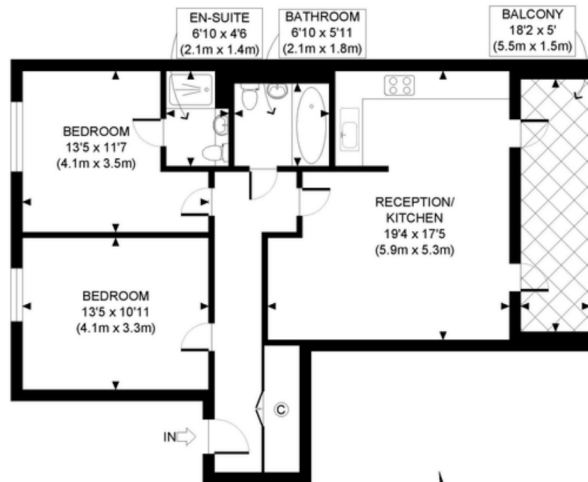
**PAUL LESLIE**

Director  
020 3488 6445  
07738 401 822  
paul@leslieandcompanyuk.com



**RACHEL WATTS**

Director  
020 3488 6445  
07527 594 528  
rachel@leslieandcompanyuk.com



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 786 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 786 SQ FT/ 73 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(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>		
Not energy efficient - higher running costs		