



Curtis Drive, London, W3

£240,000

Offers in Excess of

Tenure: Leasehold, **Bedrooms:** 1

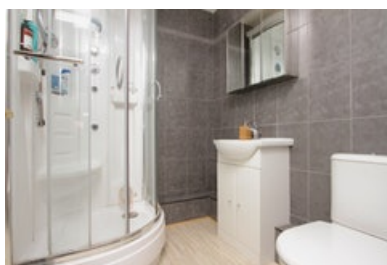
A beautiful, modern ground floor studio with a separate fully fitted kitchen, a modern bathroom, newly fitted double-glazed windows and plenty of storage space. With windows at either end of the main room, it is easily divided into two distinct spaces, giving the feel of a o

Key features:

- Allocated parking
- Crossrail
- Long lease
- New double glazing
- High-spec finish
- 10 minute walk to North Acton station
- Fast trains to Paddington available
- Easy access to A40
- Communal gardens

Extra info:

- **Property Age:** 26 years
- **Council Tax:** Band B (£1120.09 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Allocated Parking Spot
- **Lease info:** 98 years remaining
- **Maintenance:** £1000.00 per-year



GUIDE PRICE: £240,000 - £245,000

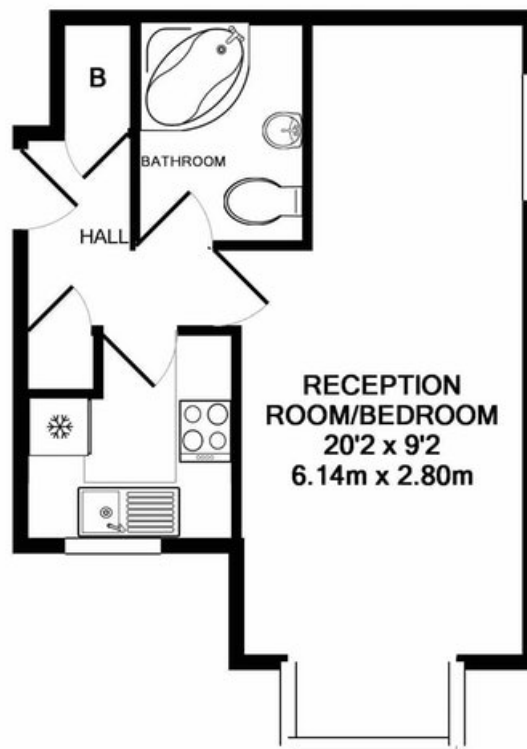
ONE BEDROOM FLAT IN GREAT LOCATION

A beautiful, modern ground floor studio with a separate fully fitted kitchen, a modern bathroom, newly fitted double-glazed windows and plenty of storage space. With windows at either end of the main room, it is easily divided into two distinct spaces, giving the feel of a one bedroom apartment.

Situated in a popular residential cul-de-sac within 10 minute walking distance of North Acton station and the new Crossrail links at Acton Main Line. Fast trains to Paddington are already operating, with a travel time of 6 minutes only. Easy access to the A40 offers superb links to central London by road, and only a short distance from amenities including Westfield Shopping Centre.

Further benefits include an allocated parking space, large communal gardens and even a basketball court. A long lease and low service charges make this property an attractive prospect for first-time buyers or investors.

Floor plan:



TOTAL APPROX. FLOOR AREA 306 SQ.FT. (28.4 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

7, Curtis Drive, LONDON, W3 6YL

Dwelling type: Ground-floor flat	Reference number: 8295-7644-6729-4707-8063
Date of assessment: 04 October 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 04 October 2016	Total floor area: 30 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,389
Over 3 years you could save	£ 471

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 78 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 471 over 3 years</p> </div>
Heating	£ 885 over 3 years	£ 540 over 3 years	
Hot Water	£ 345 over 3 years	£ 300 over 3 years	
Totals	£ 1,389	£ 918	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="margin: 0;">Very energy efficient - lower running costs</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p style="margin: 2px 0;">(92 plus) A</p> <p style="margin: 2px 0;">(81-91) B</p> <p style="margin: 2px 0;">(69-80) C</p> <p style="margin: 2px 0;">(55-68) D</p> <p style="margin: 2px 0;">(39-54) E</p> <p style="margin: 2px 0;">(21-38) F</p> <p style="margin: 2px 0;">(1-20) G</p> <p style="font-size: 0.6em; margin: 0;">Not energy efficient - higher running costs</p> </div> <div style="width: 5%; text-align: center;"> <table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <th style="font-size: 0.7em;">Current</th> <th style="font-size: 0.7em;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.2em;">66</td> <td style="text-align: center; font-size: 1.2em;">77</td> </tr> </table> </div> <div style="width: 45%;"> <p style="font-size: 0.7em; margin: 0;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: 0.7em; margin: 0;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.7em; margin: 0;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.7em; margin: 0;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.7em; margin: 0;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p> </div> </div>	Current	Potential	66	77
Current	Potential			
66	77			

Top actions you can take to save money and make your home more efficient

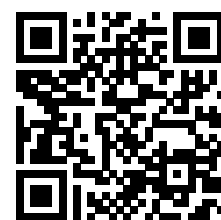
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (suspended floor)	£800 - £1,200	£ 243
2 Low energy lighting for all fixed outlets	£25	£ 60
3 High heat retention storage heaters	£400 - £600	£ 120

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

MISREPRESENTATION ACT, 1967.

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