



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

## COOPERS COURT SOUTH ACTON



£325,000 FOR SALE

REF: 2807078

### 1 Bed, Purpose Built Apartment, Private Garden, 1 Allocated Parking Space

Huge Double Bedroom - Underground Parking - Surrounded By Transport Links - Gated Development - Private Balcony - Modern Finish

A modern, one bedroom, first floor apartment, in a secure gated development in the heart of Acton is presented to the market CHAIN FREE. It boasts a private balcony, an underground secure parking space and various communal courtyard garden areas. Consisting of a massive double bedroom, a family bathroom and a spacious, bright reception room with a modern, open plan, fully fitted kitchen. The property enjoys chic parquet flooring and a fantastic modern finish. The private balcony and communal g... [continued below](#)

**Train/Tube** - Acton Central, Drayton Park, South Acton, Acton Town

**Local Authority/Council Tax** - Ealing

**Tenure** - Leasehold

**ludlow**thompson



# COOPERS COURT SOUTH ACTON



Kitchen



Kitchen



Living Room



Living Room



Living Room



Bedroom



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## COOPERS COURT SOUTH ACTON



Bedroom



Exterior



Exterior



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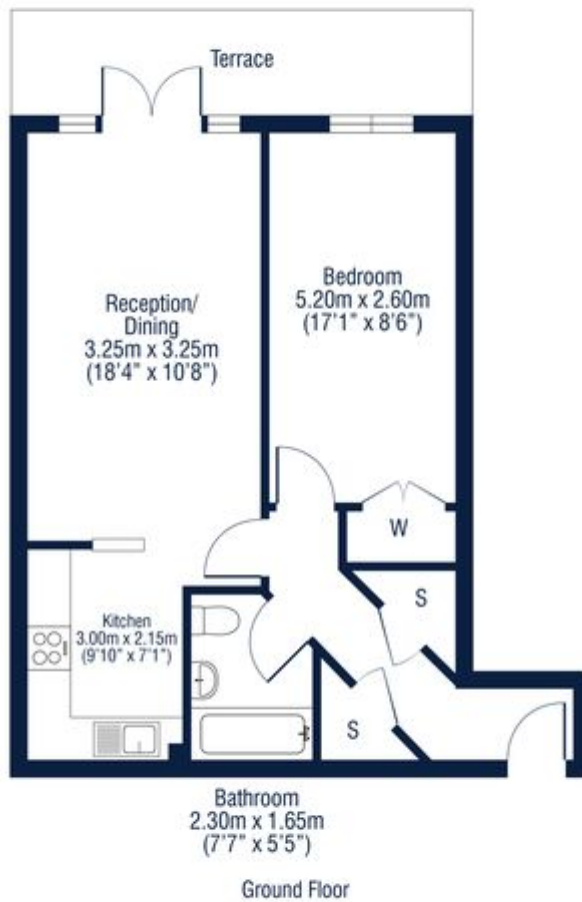
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# COOPERS COURT SOUTH ACTON



## Coopers Court, W3

Approx. Gross Internal Area = 53.0sqm / 570.5sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Consisting of a massive double bedroom, a family bathroom and a spacious, bright reception room with a modern, open plan, fully fitted kitchen. The property enjoys chic parquet flooring and a fantastic modern finish. The private balcony and communal gardens provide lovely outdoors spaces.

Located a short 2 minute walk from the High Street, where you can find everything you need, from restaurants and pubs, to shops and so much more. The property is also surrounded by a number of bus stops, schools and transport links providing easy access to the City of London. It is only a 10 minute walk to Acton Central station and Acton Town tube (District line / Piccadilly), it is also 10 minutes from Acton Park.

Kitchen

Kitchen

Living Room

Living Room

Living Room

Bedroom

Bedroom

Exterior

Exterior

### Tenure Details

Tenure - Leasehold

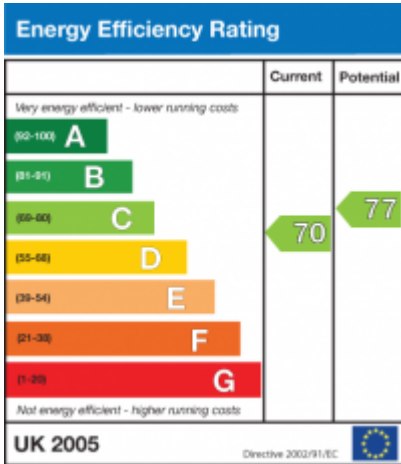
Lease Expires - 973 years

Service Charges - £3000 per year

Ground Rent - £100 per year



# COOPERS COURT SOUTH ACTON

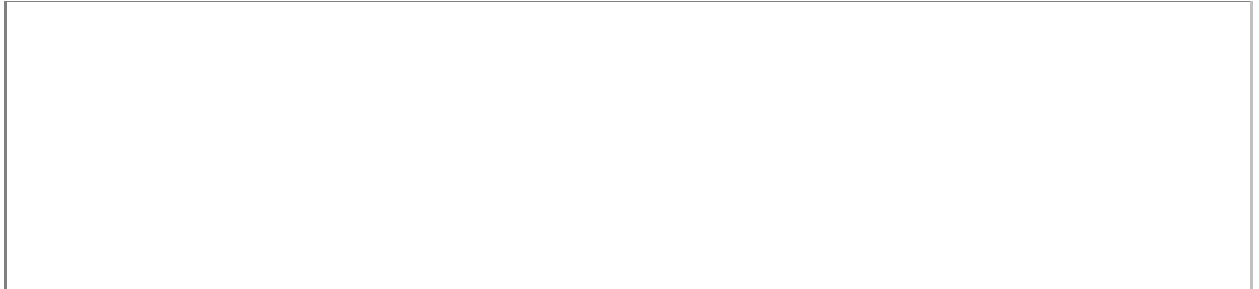




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## COOPERS COURT SOUTH ACTON



CALL 020 7704 5788

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### When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 2807078

### DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

### PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.