



HELLIWELL & CO  
ESTATE AGENTS

Bryant Court, Acton W3  
Offers In Excess Of £275,000





🛏 1 Bedroom | 🚪 1 Reception | 🚿 1 Bathroom | 📊 EPC Current B

Helliwell & Co. is proud to present a one-bedroom flat within a secure, well-maintained gated development with stunning parkside views.

Offered to the market for over 60s and with no onward chain, this development offers a tranquil, peaceful environment with an array of amenities for residents to benefit from. Set on the second floor and entering through a spacious hall with ample storage, along with a large bathroom with a bathtub and a shower. The double bedroom has peaceful views and has built-in cupboards. Leading to the large reception, which receives natural light and French doors to a larger than average terrace with picturesque views overlooking the manicured communal grounds and Acton Park. The separate fitted kitchen has storage aplenty and all the expected appliances. Further benefits include 24-hour emergency alarm assistance, off-street parking, specialist concierge, guest apartment, entry intercom systems, communal laundry facilities, communal living rooms for residents and communal landscaped gardens.

Bryant Court is set back from The Vale with Acton High Street offering a large selection of shops, bars and retail outlets, with the contrast of the cafe culture found parallel on Churchfield Road. Acton Central Station is just a short walk across Acton Park.

- Gated Development (Over 60's)
- Specialist Concierge & Lift
- Large Terrace & Parkside Views
- 24-hour Emergency Assistance
- Communal Gardens
- Off Street Parking
- Tenure: Leasehold (101 years)
- Service Charge: £4,798.24
- Ground Rent: £507.92
- Council Tax Band: D

## BRYANT COURT

Approximate Gross Internal Area  
581 sq ft / 54.0 sq m

