



# JAPAN LETTING AGENCY



## Boddington Gardens, Acton W3

**£2,300**



2



2



1



C

**Council  
Tax Band D**

Discover this furnished ground-floor flat in Acton, available now, offering a seamless blend of comfort, convenience, and scenic views. Perfect for professionals or small families, it features two bedrooms, two bathrooms, a spacious reception, and designated off-street parking. Just a stone's throw from Acton Town Underground Station, and within easy reach of local amenities, this property is ideally positioned for city living with the tranquility of home at its core.

### Key Features:

- Bedrooms: Two cosy spaces for relaxation.
- Bathrooms: Two modern facilities for privacy and ease.
- Living Space: Generous reception area for dining and leisure.
- Parking: Allocated off-street parking included.
- Furnishings: Fully furnished for immediate occupancy.
- Extras: Benefiting from bicycle storage, a water softener machine, and captivating green views from the living and kitchen areas, enhancing the living experience.

### Advantages:

- Location: Merely a 3-minute walk to Acton Town Station, ensuring swift access to London's vast network.
- Amenities: Close proximity to M&S Simply Food and local dining spots, all within a 10-minute stroll, offering both convenience and variety for your lifestyle needs.
- Views: Enjoy the unique offering of picturesque views, combining the best of urban living with the beauty of nature.

### Further Details:

- Available: Immediately, ready for you to make it your home.
- EPC Rating: C, indicating good energy efficiency.
- Council Tax: Placed in Ealing's Band D.

