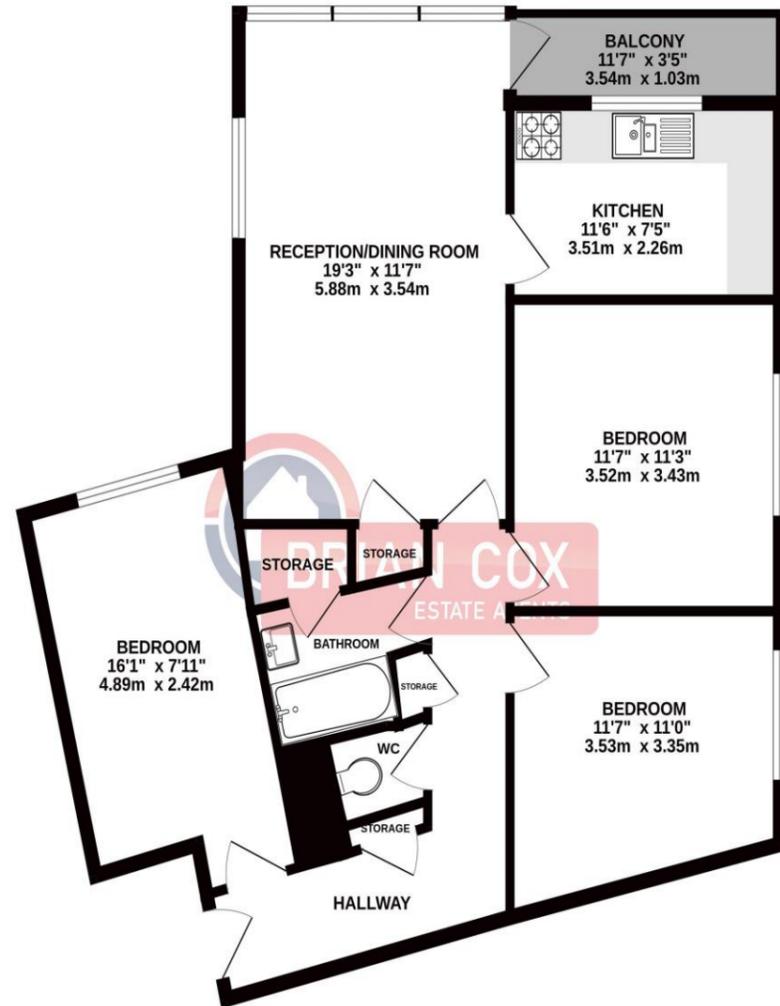


# the floorplan...

EIGHTEENTH FLOOR  
862 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## more details from...

**call:** Brian Cox North Greenford: 0208 578 1004  
**email:** emma.gerald@brian-cox.co.uk  
**web:** www.brian-cox.co.uk



0208 578 1004  
brian-cox.co.uk



**CASH BUYERS ONLY** - Brian Cox and Company are pleased to bring to the market this large three double bedroom flat. The property benefits from three spacious double bedrooms, a good sized lounge, fitted kitchen and a family bathroom. Further benefits include a balcony with excellent views over London. Located in the heart of Acton! The property is situated on the 18th floor of this apartment block and is serviced by a lift to all floors. The property is located conveniently for Acton Main Line station and Acton Town Underground both just 0.6 of a mile walk away. Viewings are available now so call to arrange yours!!



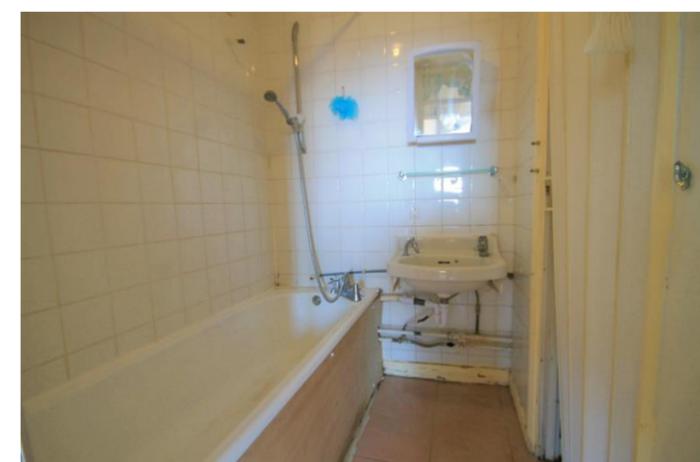
Offers in Excess of  
**£225,000**

Lexden Road, London W3 9NQ



## in brief...

- Cash Buyers Only
- Three Bedrooms
- Residents Parking
- Chain Free
- Balcony
- Fantastic Views over London



## the location...

### nearest stations ...

Acton Central Station (0.4 miles)  
Acton Main Line Station (0.5 miles)  
Acton Town Station (0.6 miles)

Acton is an area of West London, England, within the London Borough of Ealing. It is 6.1 miles (10 km) West of Charing Cross. It lies within the Historic County of Middlesex.

Central Acton is synonymous with the hub of commerce and retail on the former main road between London and Oxford (the Uxbridge Road.) Nowadays, the principal route linking London and Oxford (the A40 dual carriageway) bypasses central Acton, but passes through East Acton and North Acton.

Acton has seven railway stations bearing its name, more than any other place in the United Kingdom other than London itself. Acton is also the only place in London to have stations named after all four of its cardinal points, North, South, East, and West.

There are many local schools nearby some of these include St Vincent's Catholic Primary School, Derwentwater Primary School, Greek Primary School of London, Twyford Church of England High School and The Ellen Wilkinson School for Girls.