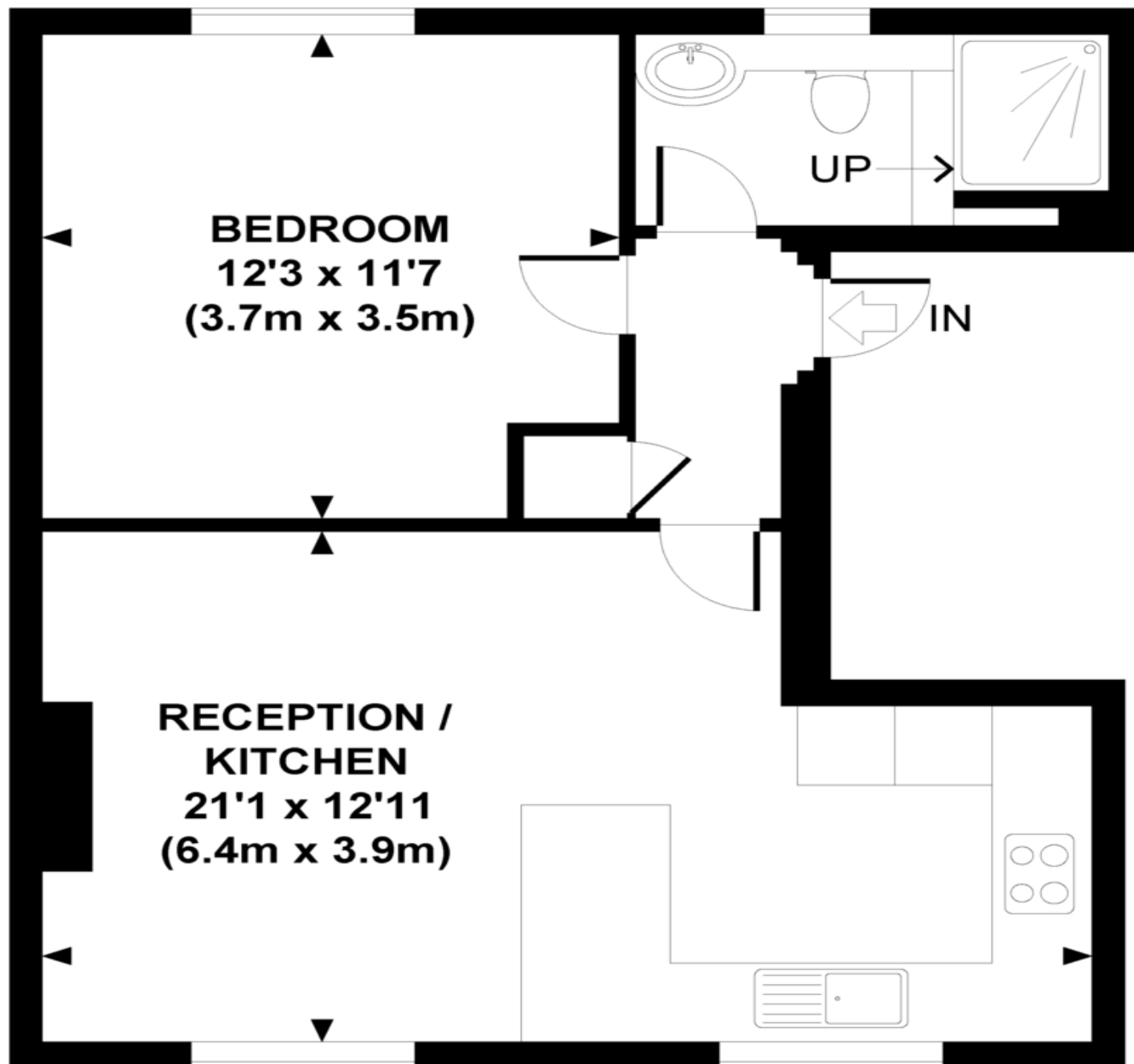


## Du Cane, W12



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA 467 SQ FT / 43.4 SQ M

Whilst every attempt has been made to ensure the accuracy of this floor plan; measurements of door, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This floor plan is for illustrative purposes only, and should be treated as such.



## Du Cane Road, London, W12 0BJ

£375,000 Freehold

### Description

BUY TO LET INVESTMENT! CURRENT TENANT PAYING £1750.00 PCM. Can be sold with tenants or without.

We are favoured with sole agency instructions to offer to the open market this simply jaw dropping first floor luxury apartment in this most sought after area only a few minutes from East Acton tube.

This amazing property has been the subject of extensive refurbishment of which the current owners have literally spared no expense in pursuit of a finish of the highest quality which truly has to be seen to be believed.

Some of the many features include a state of the art Kitchen, beautiful bathroom, mood lighting, Marble flooring and so much more.

Some of the many features include new valiant eco fit boiler, contemporary vertical radiators, Premium German handleless modern Kitchen, High end appliances, rainfall shower, Bluetooth led mirror with sound system and solid oak external doors.

### Key Features

- Fabulous Garden Flat
- High Quality Refurbishment
- Stunning Kitchen
- Amazing High-End Bathroom
- Mood Lighting
- Marble Flooring
- Garden
- Two Minutes to The Tube



| Energy Efficiency Rating                    |          | Current | Potential               |
|---------------------------------------------|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         |                         |
| (81-91)                                     | <b>B</b> |         |                         |
| (69-80)                                     | <b>C</b> |         | 75                      |
| (55-68)                                     | <b>D</b> | 66      |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC |