

Silverleaf House 1 Heartwood Boulevard, London, W3 6NW

SellMyHome are proud to present to market this OFF PLAN, ONE bedroom Apartment in West London.

The Verdean.

World-class culture, unrivalled city links and serene, village-like spaces. In a bustling city, it's rare to find peaceful, tree-lined streets with close-knit communities and Crossrail-connected transport links.

Acton is a small pocket of West London that's seeing incredible changes through regeneration. With Crossrail only metres away, and six other stations in Acton, it will now take only 6 minutes to reach Zone 1.

This property provides contemporary open-plan living with a private balcony, master bedroom with built-in wardrobes, utility room and three-piece bathroom.

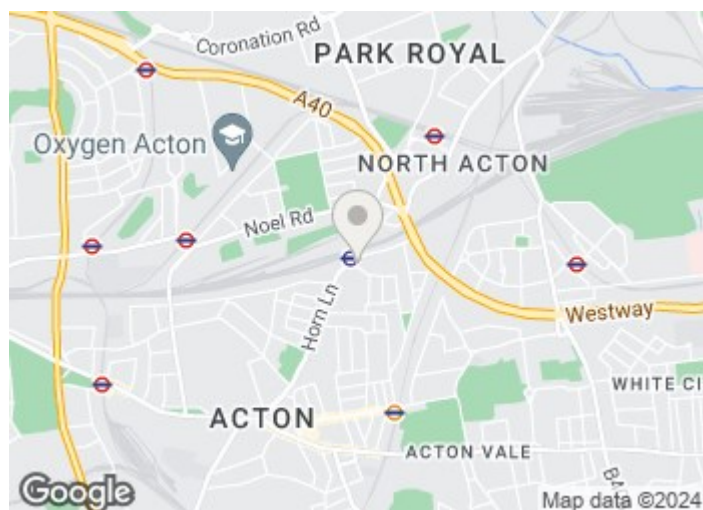
Price Guide £455,975

Silverleaf House 1 Heartwood Boulevard

, London, W3 6NW



- ONE BEDROOM APARTMENT WITH PRIVATE BALCONY
- DEDICATED 24 HOUR CONCEIRGE
- GYM & CYCLE HUB POWERED BY PELATON
- SCREENING ROOM & MULTI PURPOSE ENTERTAINMENT SPACE
- BUSINESS LOUNGE
- PODIUM GARDENS AND ECO-WALK
- <2 MINS WALK TO ACTON MAIN LINE
- BICYCLE STORAGE AREA
- IMAGES ARE CGI ONLY



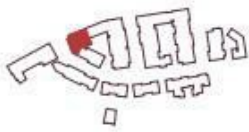
Directions



Floor Plan

- Bl.08.02 Bl.15.02
- Bl.09.02 Bl.16.02
- Bl.10.02 Bl.17.02
- Bl.11.02 Bl.18.02
- Bl.12.02 Bl.19.02
- Bl.13.02 Bl.20.02
- Bl.14.02 Bl.21.02

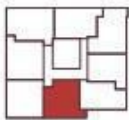
Masterplan



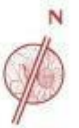
Floors 7-21



Floorplate



- DW** Dishwasher
- F/F** Fridge/freezer
- WM** Washing machine



Total Area

Internal	50.16 sq m	540 sq ft
External	5.36 sq m	58 sq ft

Dimensions

Living	5.27 m x 3.17 m	17'3" x 10'5"
Kitchen/Dining	3.74 m x 3.15 m	12'3" x 10'4"
Master Bedroom	3.72 m x 3.50 m	12'2" x 11'6"
Balcony	3.25 m x 1.60 m	10'8" x 5'3"

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
	England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC