



ICON TOWER, ACTON, W3



OFFERS OVER
£600,000



ICON TOWER, 8 PORTAL WAY, W3

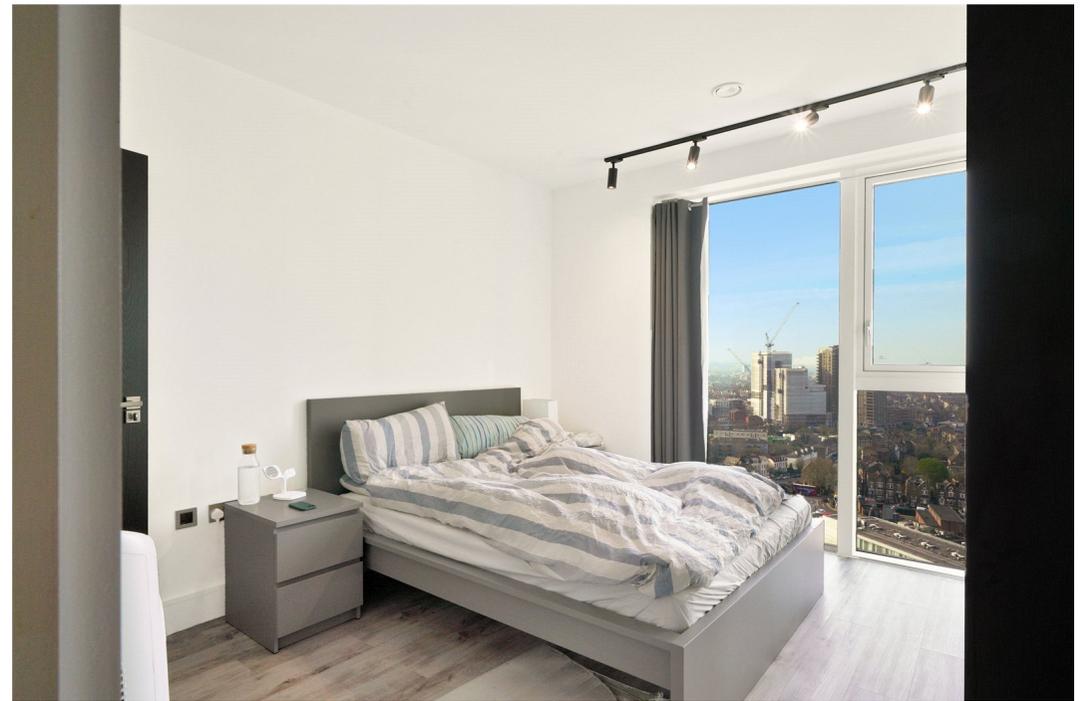
- 2 Bedrooms
- 2 Bathrooms
- Reception
- Fitted Kitchen
- Balcony
- 24 Hour Concierge & Resident's Gym
- EPC Rating: B

Presenting this luxurious 2 bedroom apartment in Icon Tower, which is part of a landmark development that has transformed the local area.

The apartment comprises of a master bedroom with en suite bathroom, second double bedroom, family bathroom, balcony and a large reception room with open plan fitted kitchen.

Further benefits include residents' gym and concierge.

Portal West has excellent transport links, with North Acton Station being a short walk away.

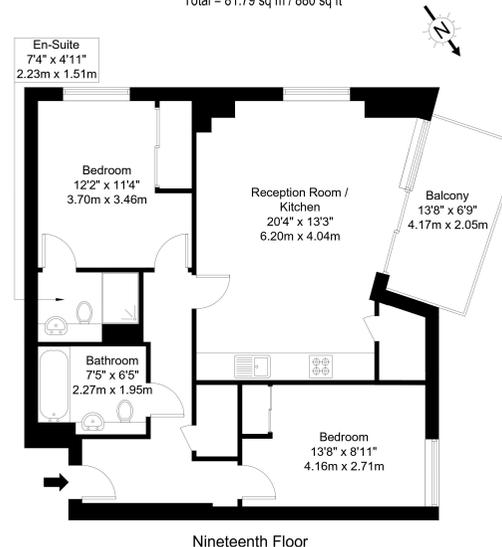


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Approximate gross
internal area:
73.2 SQM /
788 SQ FT

Portal Way, W3 6DU

Approx Gross Internal Area = 73.24 sq m / 788 sq ft
Balcony = 8.55 sq m / 92 sq ft
Total = 81.79 sq m / 880 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information provided it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Tenure: Leasehold, 994 years

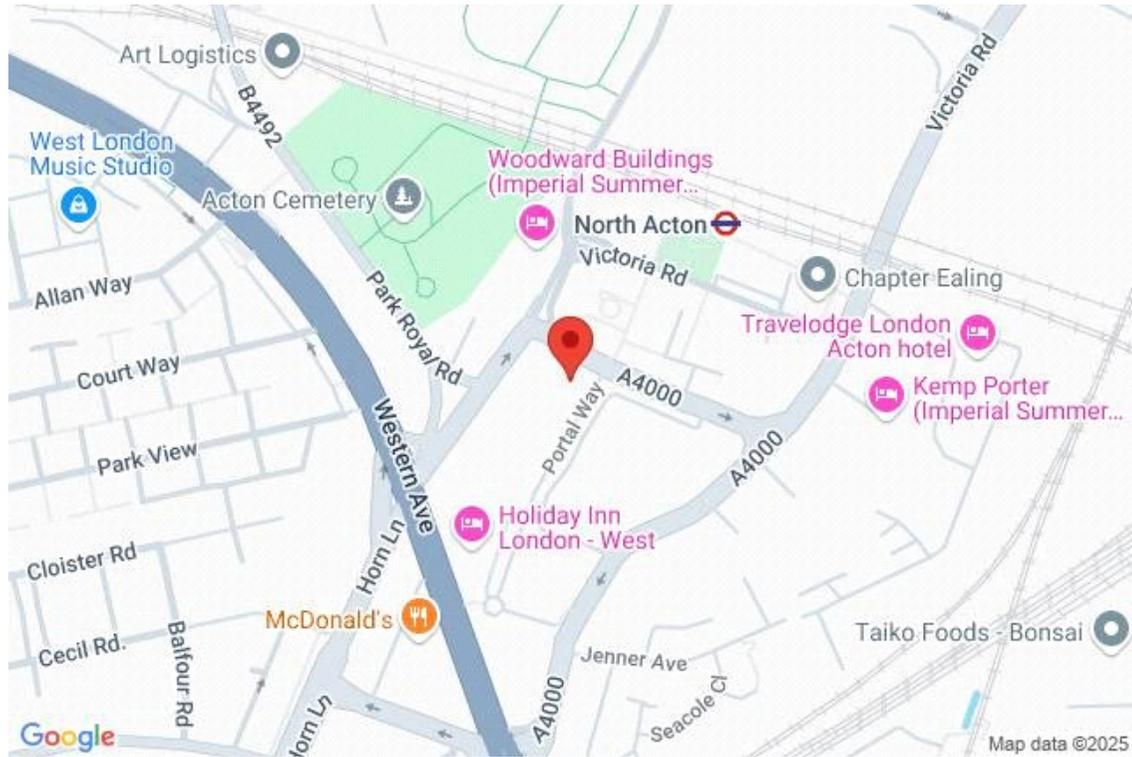
Estimated ground rent: £655 p.a.

Estimated service charge: £6788.72 p.a.

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FRASER
& Co



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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