



# Bollo Lane, Acton, W3

Asking Price: £437,000

 Benham  
& Reeves

# Bollo Lane, Acton, W3

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Estimate Completion June 2025. A 567 square foot one bedroom apartment located on the fourth floor. The property will boast a custom designed kitchen with integrated appliances and composite stone worktops and upstand. Large carpeted bedroom with access to the south eastern balcony. Contemporary style bath with tiled bath panel and toughened glass screen.

Bookbinder Point is a stunning residential development located in Acton W3, setting a new standard for contemporary city living. With 98 meticulously designed one and two-bedroom apartments spread over 16 floors, it offers spacious layouts, elegant interior design, a daytime concierge, and a beautiful roof garden. Its prime location and excellent transport links, including the Crossrail, make it an ideal choice for those seeking a modern and convenient lifestyle in one of London's most sought-after districts.

Moments from Acton town centre, Bookbinder Point puts all your essentials on your doorstep. From supermarkets for your weekly shop and places to grab a drink or a bite to eat with friends, to leisure centres and gyms to keep in shape, it's all here waiting to be discovered. You're also close to the Thames and countless parks for when you just want to escape London life.

Bookbinder Point's superb transport links mean that all of London's universities are readily accessible. You needn't go far to embrace the opportunities at the new 25-acre Imperial College London campus at White City though. This state-of-the-art £3 billion complex, was created in partnership with China's Zhejiang University to enhance transnational entrepreneurship and is set to boost the Chinese student population by c.40-50%.





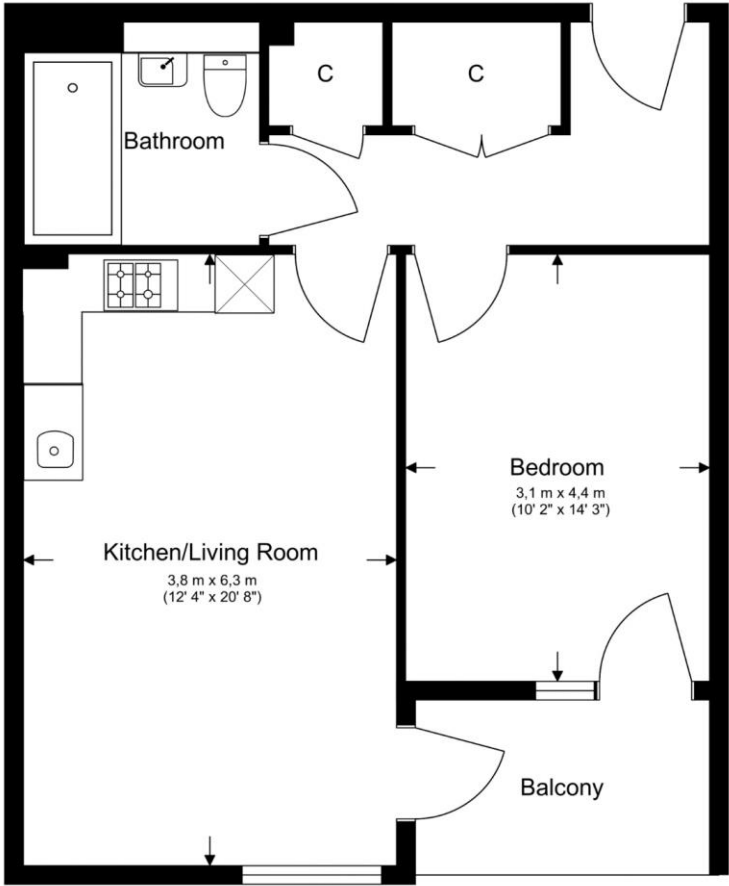
## Property Features:

- Estimate Completion June 2024
- One Bedroom Apartment
- Fourth Floor
- 567 Square Feet (Approx)
- South East Balcony
- Day Time Concierge
- Landscaped Roof Garden
- Acton Town Underground & South Acton Overground



# 4th Floor

Total Gross Internal Area  
52.7 Sq/m - 567.3 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£437,000
Tenure:	Leasehold Expires 21/12/3019 Approximately 995 Years Remaining
Ground Rent:	Nil
Service Charge:	£1,276.00 approx. (per annum) Estimated to Completion
Anticipated Rent:	£1,800.00 pcm Approx. 4.9% Yield

## Viewings:

All viewings are by appointment only through our Ealing Office.

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