



Silverleaf House, 1 Heartwood Boulevard, W3 6YZ

Price:
£ 625,000

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Price: £ 625,000 2 bedroom house

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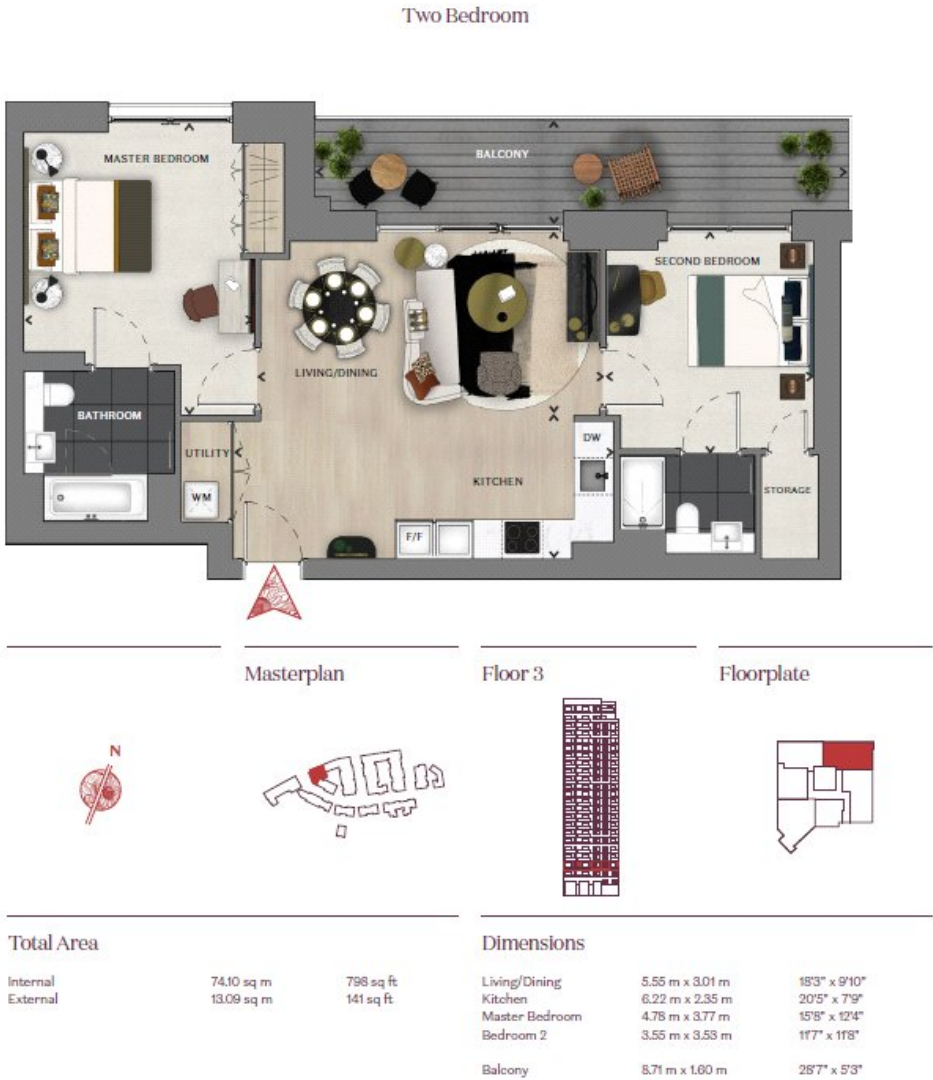
OVERVIEW

Positioned within the sought-after Verdean development, this beautifully presented two bedroom, two bathroom apartment offers 798 sq. ft. of contemporary internal accommodation alongside an impressive 141 sq. ft. private balcony, creating a superb home for owner occupiers and investors alike.

Located on the third floor, the apartment has been thoughtfully designed around modern open-plan living. The spacious reception and dining area seamlessly connects to a stylish fitted kitchen, creating an ideal space for both entertaining and everyday living. Floor-to-ceiling glazing maximises natural light throughout while providing direct access to the substantial private balcony, extending the living space outdoors.

KEY FEATURES

- Two double bedrooms and two bathrooms
- Approx. 798 sq. ft. internal accommodation
- Large private balcony of approximately 141 sq. ft.
- Spacious open-plan living and dining area
- Contemporary fitted kitchen
- Principal bedroom with fitted wardrobes
- Excellent natural light throughout
- Third floor position
- Located within The Verdean development
- Approx. 45 seconds from Acton Main Line Station
- Elizabeth Line connectivity across London



Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		

