



## Colonnade Gardens, W3

A beautifully presented one-bedroom apartment set on the fifth floor within the popular Colonnade Gardens gated development, offered in immaculate condition and ready to move into.

The property features a bright and spacious reception room with access to a private south-facing balcony, complemented by a well-appointed separate kitchen finished to a high standard. The generous double bedroom provides comfortable accommodation, while the bathroom is modern and tastefully presented.

The apartment has been meticulously maintained, creating an ideal home for first-time buyers or investors seeking a property with no work required.

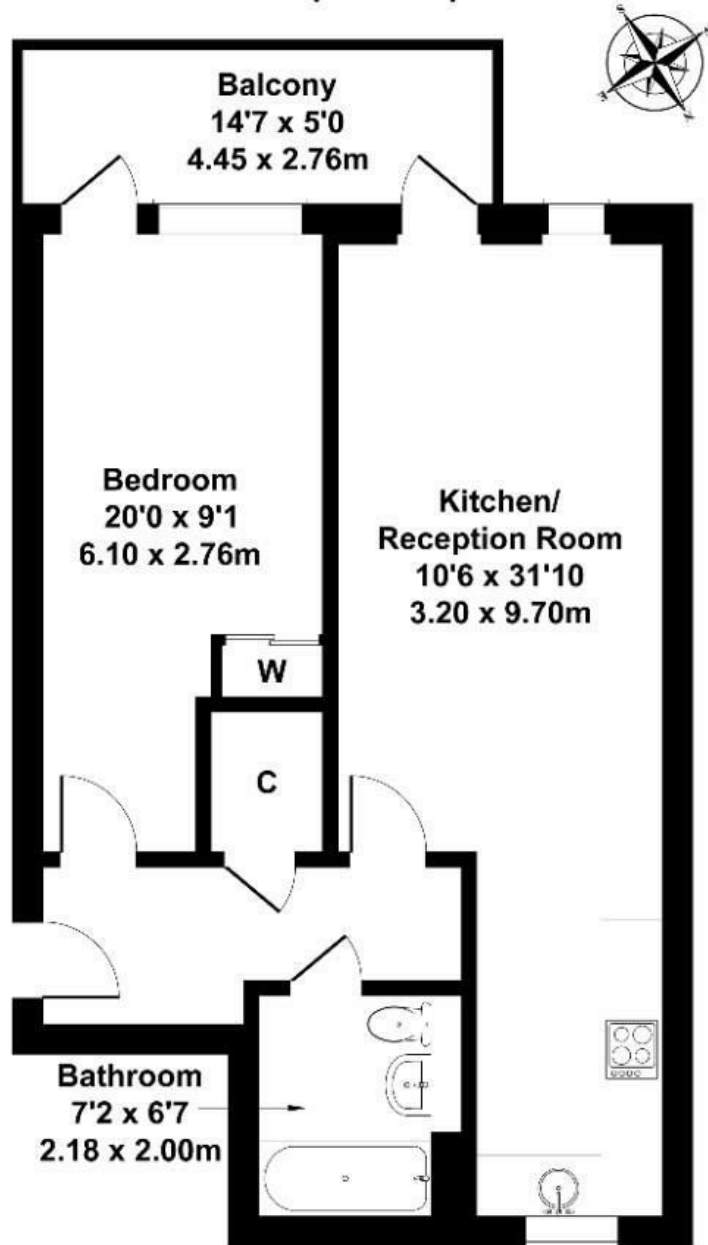
Further benefits include lift access within the building and access to well-kept communal gardens, offering a peaceful and attractive setting.

- One-bedroom apartment
- Immaculately presented throughout
- Lift access
- Bright and spacious
- Modern, well-finished kitchen
- Stylish bathroom
- Gated development with access to well-maintained communal gardens
- Excellent transport links within less than a mile (Acton Central, East Acton and Stamford Brook)
- South facing private balcony
- EPC B

£400,000

# Leighfield Court

Approximate Gross Internal Area  
570 sq ft - 53 sq m



## FIFTH FLOOR

Not to Scale. Produced by The Plan Portal 2026  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		