




**Silverleaf House, 1  
Heartwood Boulevard,  
LONDON, W3  
£2,200 pcm**

Discover a new standard of city living in this beautifully finished 1-bedroom, 1-bathroom apartment in Veridian, ideally located in the heart of W3. Just moments from Acton Main Line Station, the property offers swift access to Central London, Canary Wharf, and Heathrow via the Elizabeth Line.

- Floor area = 570 sq ft
- Walking Distance to North Acton, Acton Main Line Station
- Fully Furnished
- 24 Hours Concierge
- Communal Gardens
- CTB-D
- EPC-B

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <i>Not energy efficient - higher running costs</i>	<div>82</div>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with London Victoria Groups Ltd trading as
	London Capital Homes - Head Office Telephone 0207 515 8885
Reference	RL4412
	Council Tax Band: D
Additional Information	Deposit: £2,538.46
	Holding Deposit: £507.69

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.