

Guide Price £450,000

- 2 Bedroom Ground Floor Flat
- Living/Dining Room
- Kitchen
- Bathroom
- Gas Central Heating
- Long Lease To Be Granted On Completion
- Share of Freehold
- Garden
- Potential to extend (STPP)
- No Onward Chain

DESCRIPTION

This newly redecorated ground floor 2 bedroom flat is offered to market with no onward chain complications and is within walking distance of Acton High Street. The property which has the potential to extend (subject to planning permission), boasts a $13'6 \times 12'3$ living/dining room with bay window flooding the room with natural light, a double bedroom, a single bedroom, family bathroom and modern fitted kitchen with door out to the generous private rear garden.

HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water.

WINDOWS

Double glazing.

COUNCIL TAX BAND

We understand that the current council tax band is C.

OUTSIDE

Rear: Garden which would benefit from landscaping.

LOCATION

The property enjoys easy access to Acton High street with its shopping facilities, bars and restaurants. Acton Town & Ealing Common stations as well as Acton mainline station with Elizabeth Line are within short distance. Westfields Shopping Centre and local schools are all within short motoring distance.

TENURE

We understand that the property will be sold with the benefit of a new lease upon completion with a term of 125 years. The property will also benefit from a share of the freehold.

GROUND RENT

We understand that the new lease will be subject to a peppercorn ground rent.*

SERVICE CHARGE

We understand that there is no annual service charge.*

NOTE

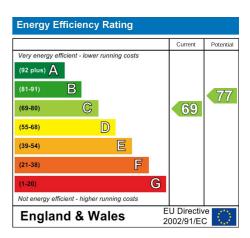
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.















GROUND FLOOR 505 sq.ft. (46.9 sq.m.) approx.

