



Victoria Road, London, W3 6EJ

£285,000

A 6th floor studio flat for sale within this modern secure development.

The entire flat has been recently renovated.

Modern separate kitchen, modern bathroom suite and wooden flooring.

Very short walk to North Acton tube station.

Service charge £1600 per annum

Ground rent £200 per annum

Lease: 980 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- STUDIO APARTMENT
- WALK TO NORTH ACTON TUBE STATION
- WOOD FLOORING
- 6TH FLOOR
- MODERN KITCHEN
- REFURBISHED THROUGHOUT
- MODERN BATHROOM SUITE

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POULTON COURT



BATHROOM



STUDIO



STUDIO



KITCHEN



STUDIO

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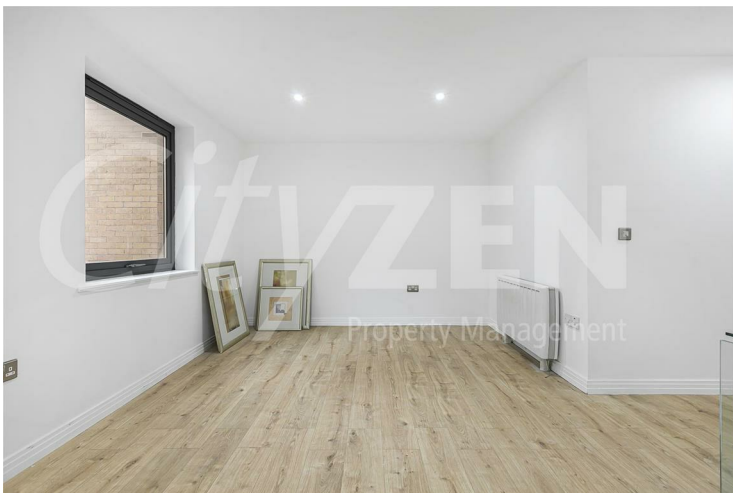
STUDIO



POULTON COURT

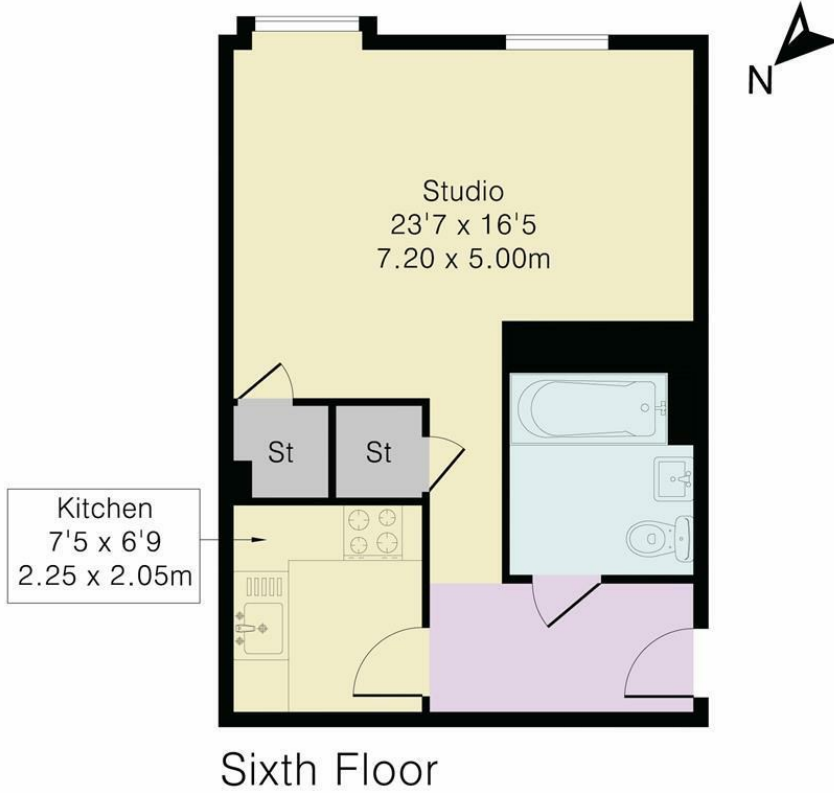


STUDIO

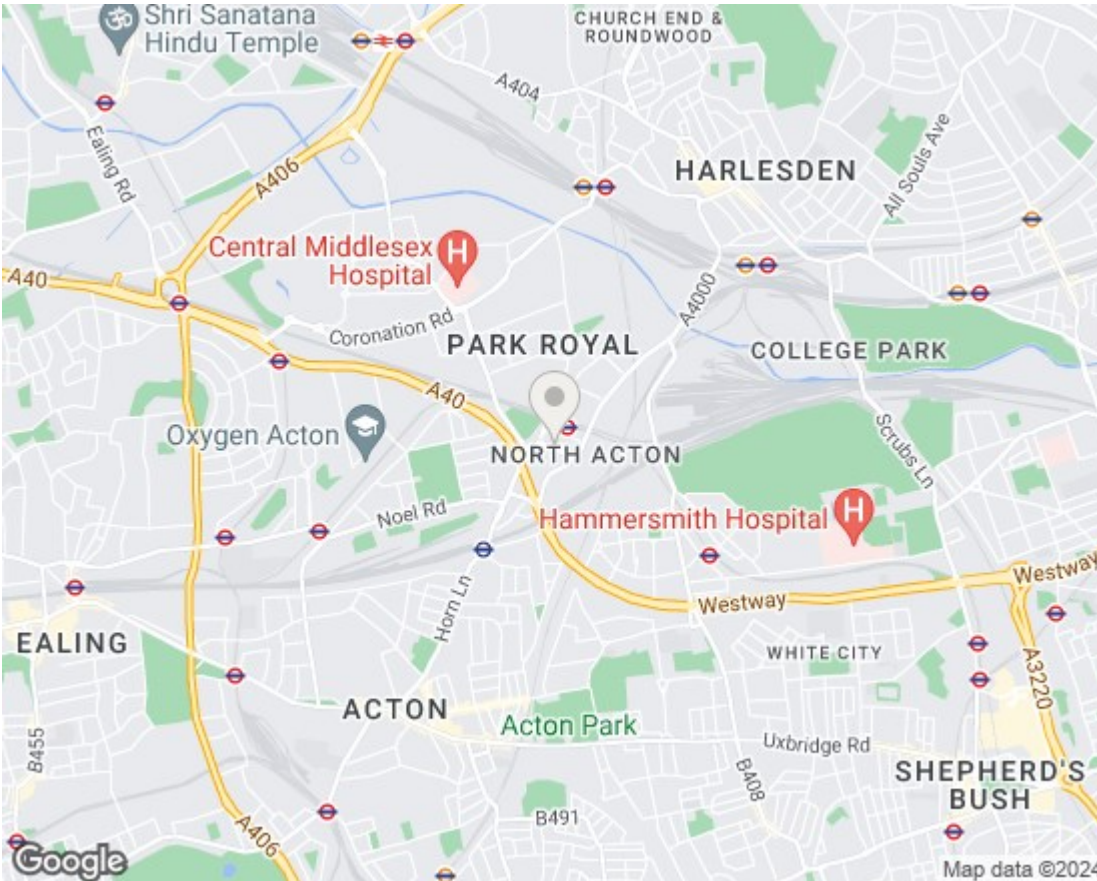


STUDIO

Approximate Gross Internal Area 388 sq ft – 36 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.