

Leslie & Co.

MILL HILL ROAD, ACTON, LONDON, W3

Guide Price: **£600,000**

SCAN ME

Leslie & Co













About the property

Some properties make you choose between character and convenience. Others make you compromise on space to get the finish you want. Flat 3 at 51 Mill Hill Road makes a rather convincing case for having all three.

Set within an attractive period conversion in Acton's sought-after Mill Hill Conservation Area, this beautifully finished two-bedroom duplex offers approximately 826 sq ft of accommodation, arranged over two levels. And we rather like that. There's something about a split-level home that gives it a little more personality, creating a welcome sense of separation rather than having everything competing for attention on one floor.

The interiors have clearly been given some proper thought, too. We're talking engineered oak flooring, bespoke fitted joinery, sleek kitchens with quartz worktops and integrated AEG appliances, and contemporary bathrooms that look every bit as good as you'd hope. The colour palette is understated, the finishes are considered, and the overall effect is contemporary without trying too hard. Which, in our experience, tends to age rather better than the latest interiors fad.

Key features

- Beautifully Finished Two-Bedroom Duplex Apartment
- Approximately 826 Sq Ft of Accommodation
- Two Contemporary Bathrooms Including En-Suite
- Bespoke Joinery, Fitted Wardrobes and Engineered Oak Flooring
- Contemporary Kitchen with Quartz Worktops and Integrated AEG Appliances
- Share of Freehold with 999-Year Lease
- Situated Within the Mill Hill Conservation Area
- Approximately Six Minutes' Walk to Acton Town Station
- Buyer information pack available
- Secure with a Reservation or Deposit Agreement

Material information

- Tenure - Freehold
- Council Tax Amount - £1900.92 (Band C)
- Guide Price - **£600,000**

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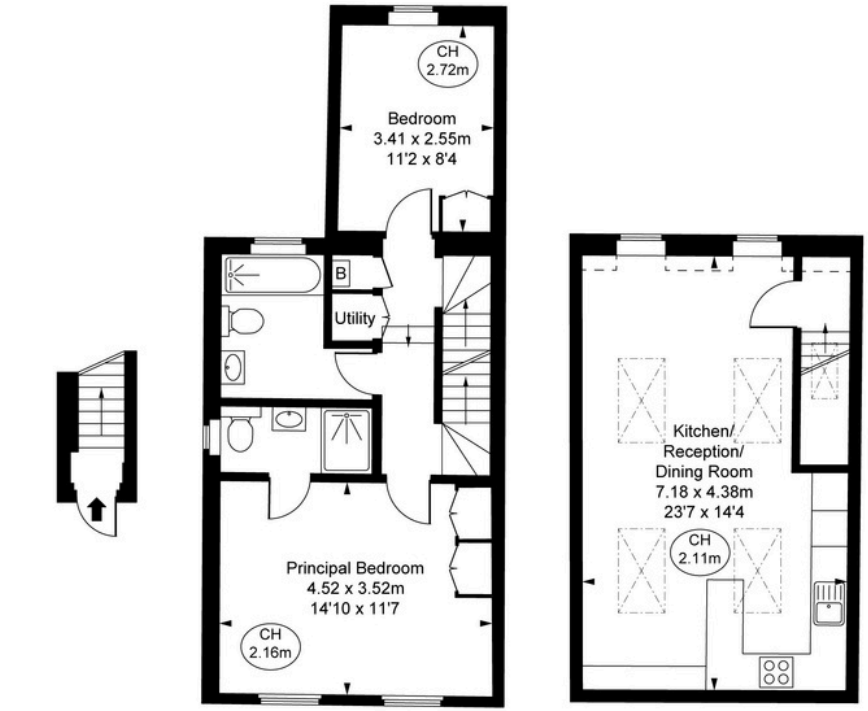
PAUL LESLIE
Director
020 3488 6445
07740 773 443
paul@leslieandcompanyuk.com

Mill Hill Road, W3

Approximate Gross Internal Area
75.72 sq m / 815 sq ft
(Including restricted height under 1.5m)
(CH = Ceiling Heights)



Ground Floor Entrance
Approximate Gross Internal Area
1.68 sq m / 18 sq ft

First Floor
Approximate Gross Internal Area
42.40 sq m / 456 sq ft

Second Floor
Approximate Gross Internal Area
31.64 sq m / 341 sq ft

PRECISION YOU CAN TRUST

This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

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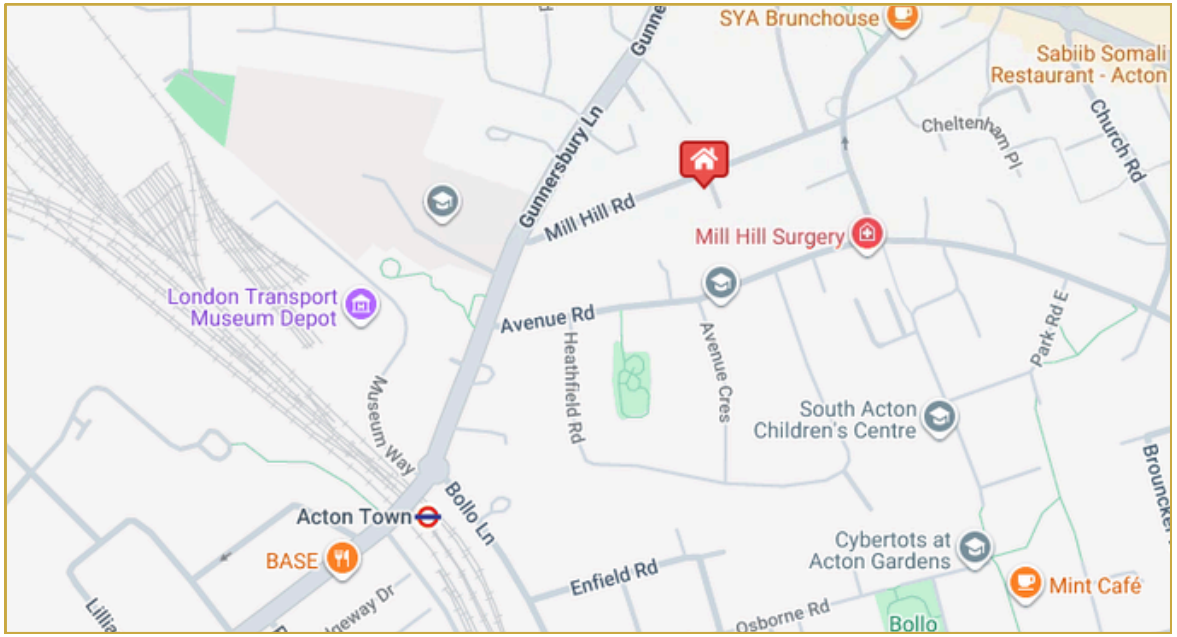

Key Facts for Buyers

Buyer Information Pack