



Willcott Road
London, W3

CHESTERTONS





A larger than average one bedroom ground floor period conversion flat located in this popular residential area close to Twyford Gardens, the property is well maintained but offers the purchaser the opportunity and scope to put their own stamp on the property.

Offering in excess of 700 sq ft of accommodation, and currently arranged as two reception rooms, double bedroom, modern shower room, kitchen and cellar, the property also has the benefit of access to a shared west facing garden. The property could be easily be reconfigured as a two bedroom ground floor flat.

The property also benefits from no onward chain and a long lease.

Willcott Road is located just off the Uxbridge Road, close to Twyford Gardens, and is within easy walking distance of the shops, cafes and restaurants leading towards Ealing Common tube station, and of course the open spaces of Ealing Common.

- Ground floor Edwardian conversion flat
- Double Bedroom with Fitted Wardrobes
- Reception Room
- Dining Room
- Fitted Kitchen and Attractive Shower Room
- Shared west facing rear garden

Asking Price £450,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold 175 years 2 months

Service Charge: £1042 Paid monthly at £86.86, to include repairs, insurance and

Ground Rent: £10

Local Authority: Ealing Council

Council Tax Band: D

Chestertons Chiswick Sales

155 Chiswick High Road

Chiswick

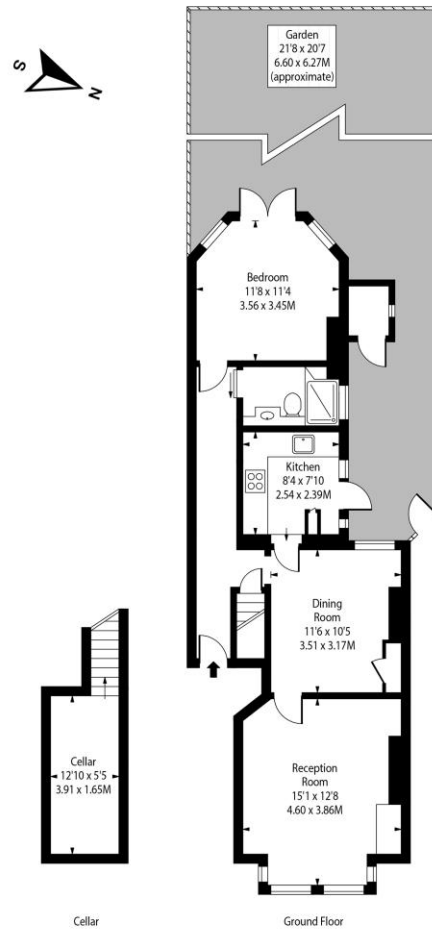
London

W4 2DT

chiswick@chestertons.co.uk

020 8995 3443

Willcott Road, W3



Approx Gross Internal Area 735 Sq Ft - 68.28 Sq M

Includes Limited Use Area and Cellar - 85 Sq Ft
Drawn in Accordance with IPMS 3B: Residential
Illustration For Identification Purposes Only - Not to Scale
www.homespacestudio.co.uk - Ref. No. 53608



Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is
100% recyclable