



Leslie  
& Co.

HOWELL COURT, ENFIELD ROAD, ACTON, W3

Guide Price: **£700,000**



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## About the property

### What the Owner Loves

We have loved living in this beautifully designed, high-specification home. Being part of a newly built development means every detail has been thoughtfully considered, from the quality finishes to the modern layout, creating a space that feels both stylish and comfortable.

The dual south and east aspects bring in wonderful natural light throughout the day. Mornings are particularly bright and uplifting, and the flat remains airy and welcoming all year round.

The location has been exceptional for us. From the communal garden entrance it is just a one-minute walk to Acton Town Station, giving incredibly convenient access to Central London and Heathrow via the Piccadilly Line. The line will introduce a fantastic new fleet of air-conditioned trains from Autumn 2026, making commuting even more comfortable.

### Key features

- Three-bedroom modern apartment
- Two bathrooms including en-suite
- Approx. 1,014 sq ft / 94.22 sq m
- Large open-plan kitchen, dining and reception room
- Private balcony
- Dual south and east aspects providing excellent natural light
- Excellent storage and separate utility cupboard
- Secure allocated parking space
- Electric vehicle charging point
- Excellent transport links including Piccadilly, District, Central and Elizabeth lines

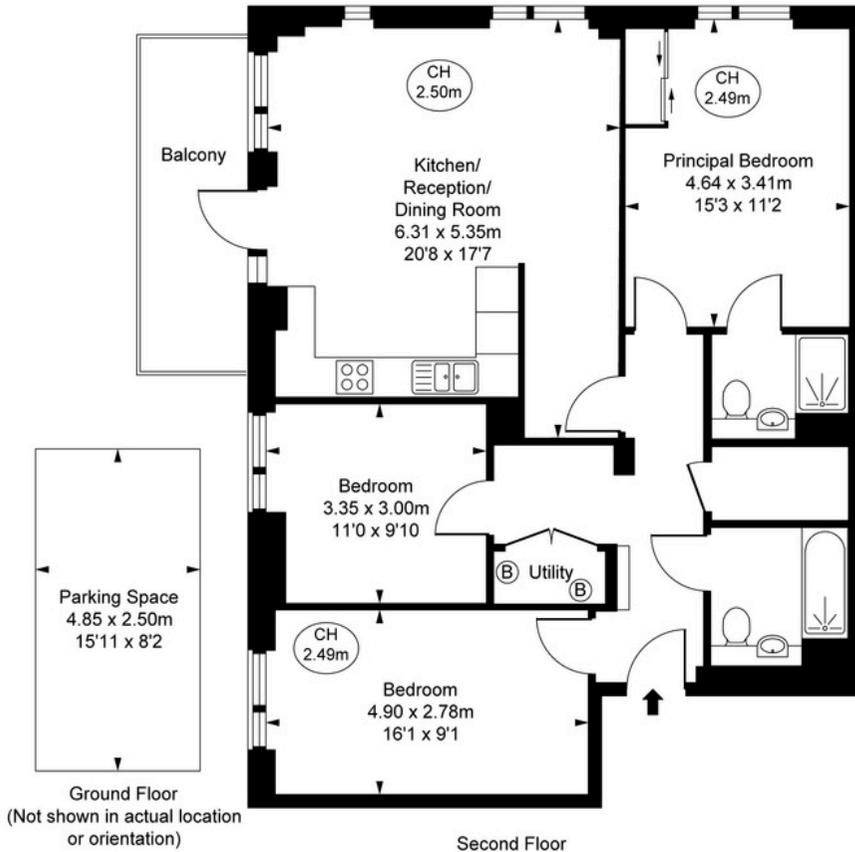
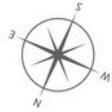
### Material information

- Tenure - Leasehold
- Council Tax Amount - £2494.57 (Band E)
- Guide Price - £700,000
- Lease Start Date - 03/09/2018
- Lease Duration - 250 years
- Lease Years Remaining - 242 years
- Service Charge - £3421.32 yearly
- Ground Rent - £300.00 yearly

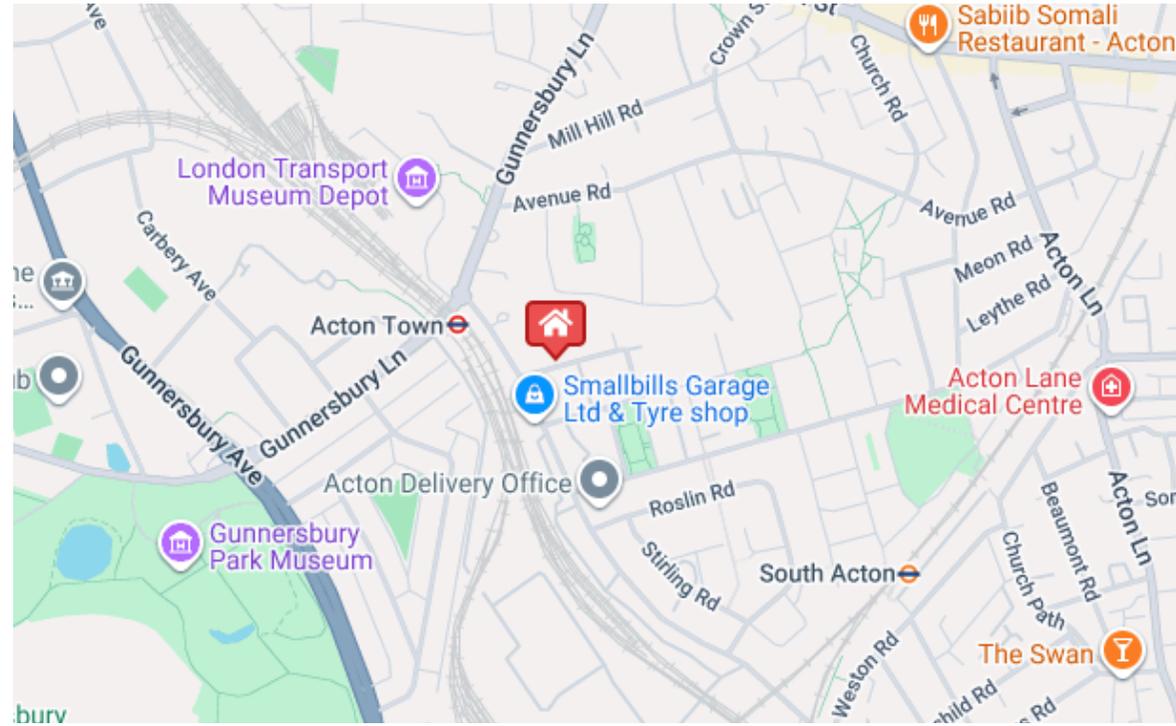




**Howell Court,  
 Enfield Road, W3**  
 Approximate Gross Internal Area  
**94.22 sq m / 1,014 sq ft**  
 ( CH = Ceiling Heights )



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 © Fulham Performance



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		84	84

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		89	89
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			