



Leythe Road, London, W3

£450,000 Freehold

Two Bedrooms, Bathroom, Reception Room/Dining Room, Kitchen/Breakfast Room, Utility/Guest Cloakroom, First Floor Cloakroom, Garden.



Description

A two bedroom mid terraced house in need of total modernisation. The property comprises two bedrooms, one bathroom and two good sized reception rooms.

Situation

Leythe Road is located off Acton Lane and is a short walk to The Vale. South Acton train station is the nearest train station, whilst buses on The Vale head into and out of London. Westfield Shopping Centre is 2.5 miles away, whilst Chiswick High Road is only a mile away by foot.

Local Authority

London Borough Of Ealing 020 8825 5000

Tenure

Freehold.

Additional Information

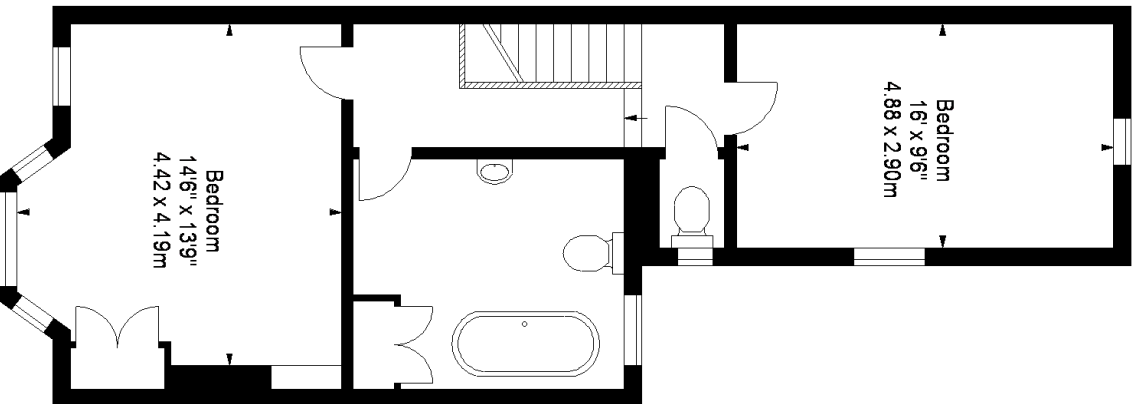
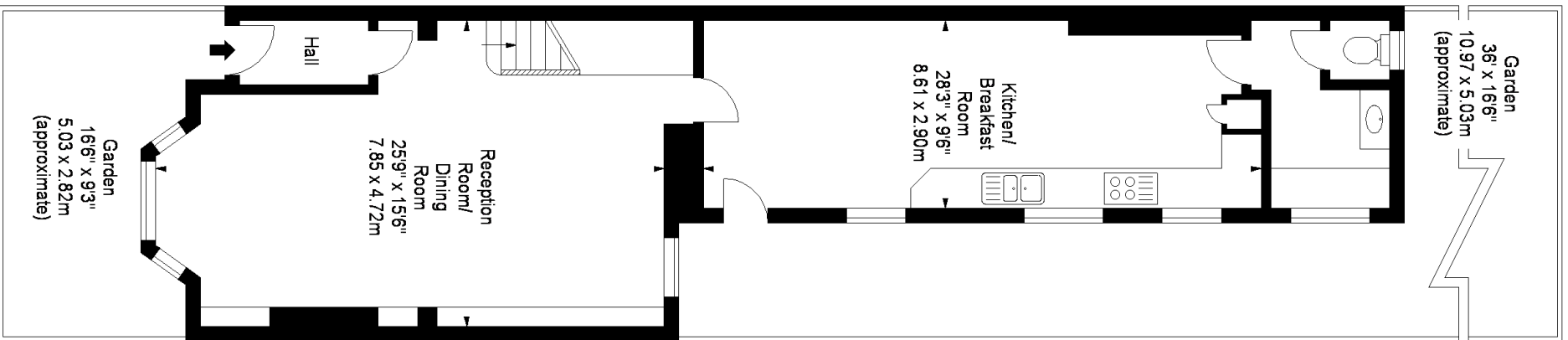
No onward chain



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	57
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Leythe Road, W3
Approx. Gross Internal Area
1295 Sq Ft - 120.31 Sq M



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

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For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

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