

**Lot 61**

40 Perry Avenue, London, W3 6YQ

Upon  
instruction of **Countrywide**



All enquiries Ref: Emma Hughes

- **Leasehold first floor flat**
- **78 years remaining on lease**

#### **Location:**

The property is located on Perry Avenue. Shopping amenities can be found locally within Acton and Ealing, with a more comprehensive range of shops, bars and restaurants found within Central London to the east. Public transport links are available at Acton Main Line Underground Station (Elizabeth Line) to the south west and East Acton Underground Station (Central Line) to the south east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A40 to the west and A3220 to the south east. Recreational pursuits can be found at Acton Park to the south and North Acton Playing Fields to the west.



#### **Accommodation:**

Studio room open plan to kitchen, bathroom/wc

**EPC Rating:** C

**Council Tax Band:** C

#### **Lease:**

Held on a lease for a term of 99 years from 09/07/2004.

#### **To view:**

Strictly by arrangement with the auctioneers.