



EBBETT COURT, VICTORIA ROAD, LONDON, W3
£325,000 LEASEHOLD

Lease: Lease to be extended to approx.. 107 years.
Service Charge: £2,457.84 per annum (including Ground Rent)

(Information supplied by the Seller)

EPC Band: B
Council Tax Band: C

Ealing & Acton | 0208 896 0123 | ealing@winkworth.co.uk

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DESCRIPTION:

Bright and airy one bedroom apartment which is located on the 8th floor of a contemporary development. It comprises a spacious open-plan reception room with fully-equipped kitchen, double bedroom and a modern family bathroom. The property is offered to the market in very good condition throughout and with no onward chain. It further benefits from concierge service, lift access and landscaped gardens.

The building is just moments away from North Acton station (Central Line) and commuters also benefit from being within easy reach of Acton Main Line station (Elizabeth Line) whereas motorists can easily get into Central London via the A40 Westway. Residents also benefit from various amenities at their doorstep.



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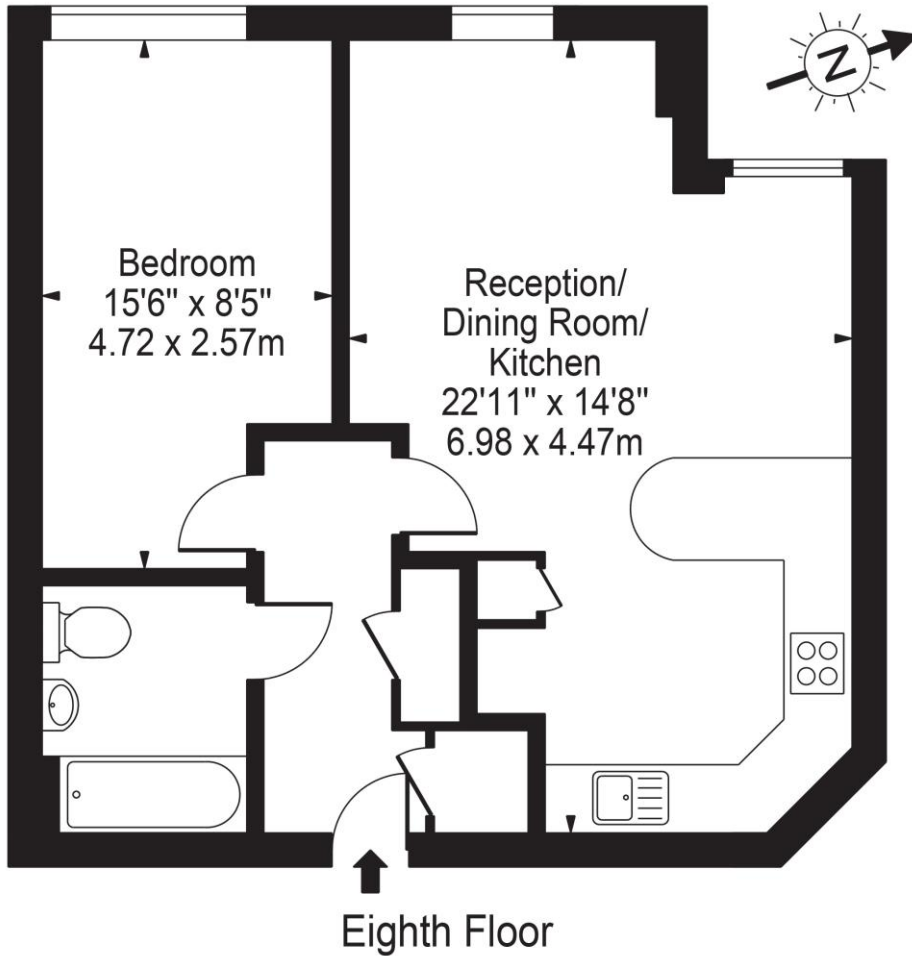


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Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: To be extended to approx. 107 years

Service Charge: £2,457.84 per annum (including Ground Rent)

Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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