



York Road,  
Acton W3

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# York Road, Acton W3

A generously proportioned two large double bedroom period conversion flat in W3. On the first floor of this spacious home, you have a family bathroom (with shower over the bath) large eat-in kitchen (with all space for all modern appliances) and a large separate reception room. The ceiling height and multiple windows enable the flat to have both a sense of space and an abundance of natural light, The second floor has two large king sized bedrooms and additional loft storage space.

\*Please note that we have been unable to confirm the amounts and dates of the next reviews for service charge/ ground rent. You should ensure that you or your advisors make your own inquiries.



**Guide price:** £500,000

**Tenure:** Share of freehold plus leasehold, approximately 997 years remaining

**Service charge:** \*

**Ground rent:** \*

**Local authority:** London Borough of Ealing

**Council tax band:** C





# Location Description

The property is in need of a cosmetic uplift but the proportions are fantastic and its close proximity to Acton Mainline Station makes it an excellent first home or investment flat. Unlike many flats locally, this property has the added benefit of owning a share of freehold and a lease of close to 1000 years.

York Road is moments away from Acton (Mainline), which is on the Elizabeth Line providing access to Heathrow Airport in approximately 25 minutes or to Bond Street in 12 minutes. Alternatively, North Acton (Central Line) hosts services into Westfields in 8 minutes. The excellent green spaces at North Acton Playing Fields and Acton Park are in close proximity. York Road is close to some excellent schools, such as St Vicent's Catholic primary school and John Perryn Primary School.

All times and distances are approximate.

**Knight Frank**

**Chiswick**

64 Turnham Green Terrace

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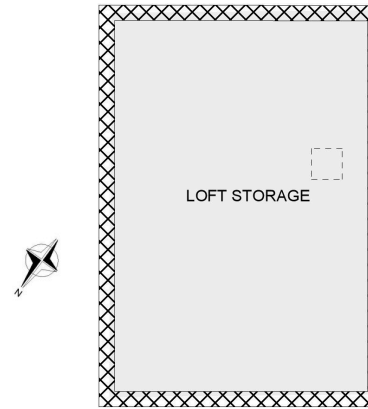
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We would be delighted to tell you more

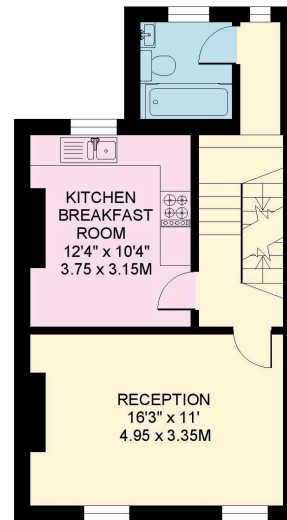
The Chiswick Sales Team

020 3925 1705

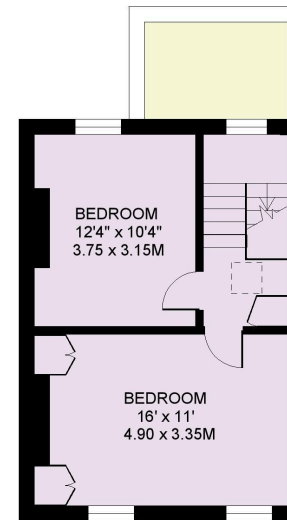
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THIRD FLOOR 386 SQ.FT.



FIRST FLOOR 452 SQ.FT.



SECOND FLOOR 386 SQ.FT.

**Approximate Gross Internal Floor Area**  
**77.9 sq m / 838 sq ft**

**Total Area Shown on Plan**  
**113.7 sq m / 1224 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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