



LYNTON ROAD, LONDON, W3  
£1,150,000 FREEHOLD

EPC: E  
Council Tax: F

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

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## DESCRIPTION:

A well-proportioned semi-detached house currently set-up as HMO and offered to the market with vacant possession and no onward chain. Situated on a leafy road within a sought-after residential and family-oriented area, this house could be a lovely family home! Offering 1,805 sq ft of internal accommodation distributed over three floors, the property comprises four bedrooms, loft room, two bathrooms, two reception rooms and a separate fully-equipped kitchen with a breakfast area. The property further benefits from private driveway to the front and a well-maintained secluded rear garden with a storage shed as well as paved outside dining area. The property is equidistantly located within 0.5 miles of West Acton (Central Line) and Acton Main Line (Elizabeth Line) train stations. Ealing Common station with the District and Piccadilly line services is 0.7 miles away, along with an array of various shops, cafes and restaurants.



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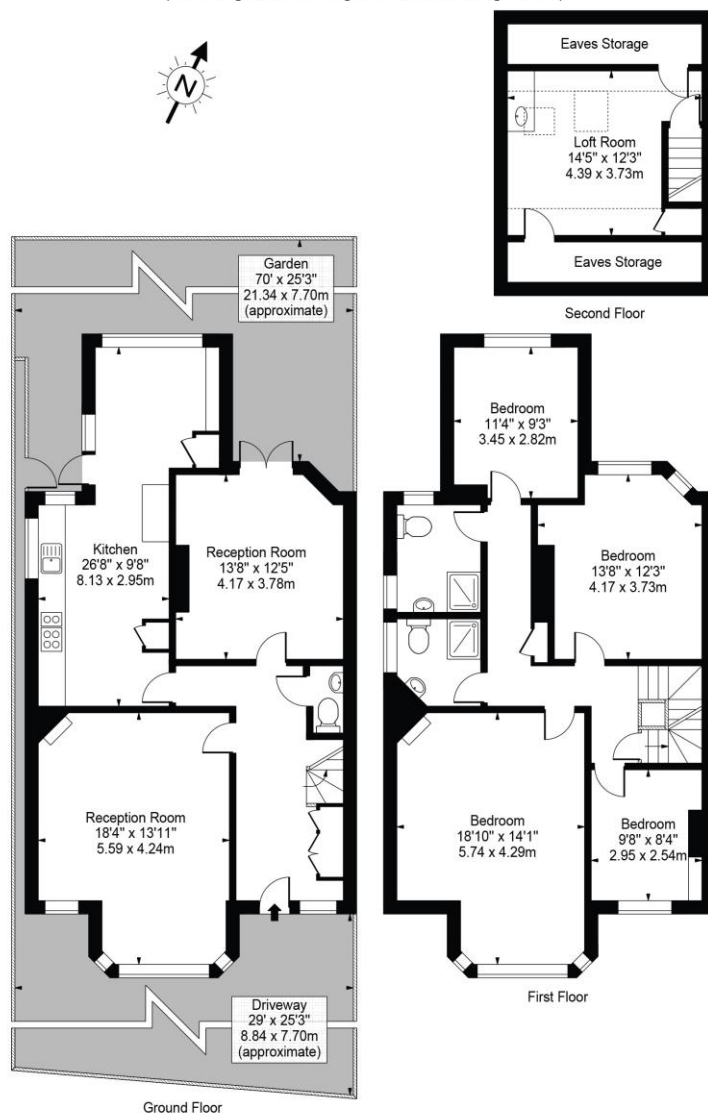
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## Lynton Road, W3

Approx. Total Internal Area 1957 Sq Ft - 181.81 Sq M  
(Including Eaves Storage & Restricted Height Area)

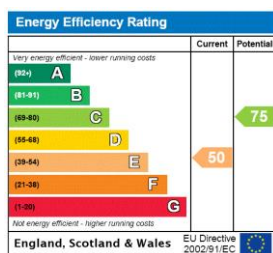
Approx. Gross Internal Area 1805 Sq Ft - 167.69 Sq M  
(Excluding Eaves Storage & Restricted Height Area)



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.



Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: F

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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