



## Mill Hill Road, W3

£530,000 *Leasehold*



Bright and spacious two-bedroom second-floor apartment set within a charming converted period house, offered in good condition throughout.

### KEY FEATURES

- Mill Hill Conservation Area
- Period conversion
- Good decorative order
- Spacious accommodation
- Wooden floors



Ealing & Acton

0208 896 0123 | [ealing@winkworth.co.uk](mailto:ealing@winkworth.co.uk)

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## DESCRIPTION

Spacious and well-proportioned two bedroom apartment which is offered to the market in good condition throughout. Situated on the Second Floor of a well-maintained converted period house, the property spans across approximately 611 sq ft of internal accommodation comprised of two double bedrooms, an open-plan reception room with fully-equipped kitchen and a modern bathroom. Bright and airy, the property further benefits from good energy rating, high ceilings and wooden floors. In-person viewings are highly recommended!  
residential neighbourhood in the Mill Hill Park conservation area, and is conveniently positioned just 0.2 miles away from the various amenities along Acton High Street and only 0.3 miles away from Acton Town tube station (District and Piccadilly lines).





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 121 year and 10 months

**Service Charge:** £1,741.50 per annum (subject to increase)

**Ground Rent:** £350 per annum (subject to increase)

**Council Tax Band:** D

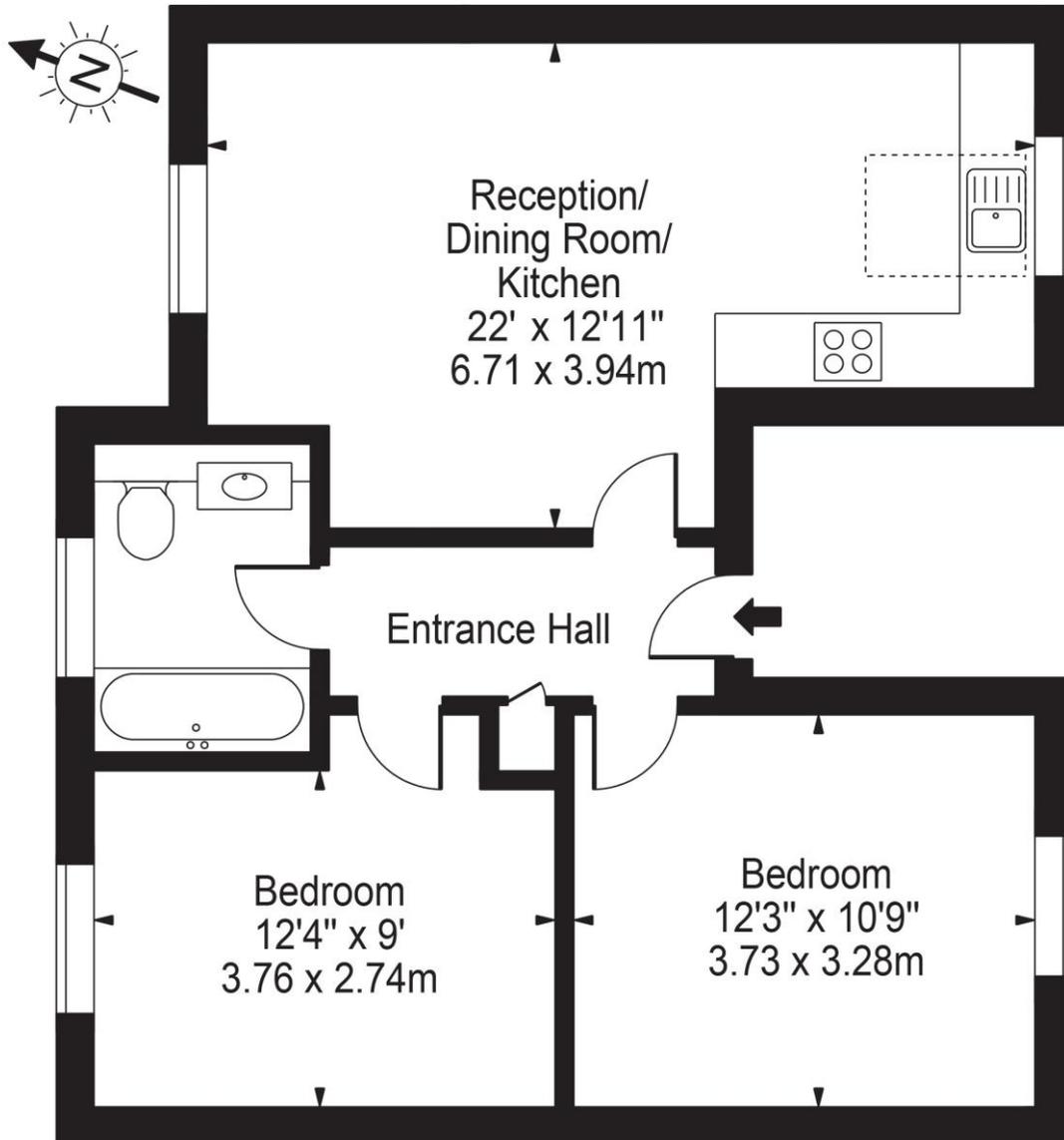
**EPC rating:** C

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Gross Internal Area 611 Sq Ft - 56.76 Sq M



## Second Floor

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

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