



## Acol Court, London, NW6

**£575,000** *Share of Freehold*



A well-presented one-bedroom flat situated in the popular Acol Court, NW6. The property offers a bright reception room, a fitted kitchen, a double bedroom, modern bathroom and two balconies.

Ideally located for West Hampstead's excellent transport links — with West Hampstead Underground and West Hampstead Overground stations both around 0.3 miles away, and West Hampstead Thameslink also within easy walking distance — plus local shops and amenities close by, making it an excellent choice for professionals or commuters.



**Winkworth West Hampstead**

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## KEY FEATURES

- Double Bedroom
- Family Bathroom
- Spacious Reception
- Separate Kitchen
- Two Balconies



## MATERIAL INFO

**Tenure:** Share of Freehold

**Lease Expiry Date:** 25/12/2968

**Service Charge:** £3338.56 per annum

**Service Charge Note:** Heating & Hot Water Included in a Service Charge

**Ground Rent:** £ 25 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** C





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

76 C      80 C

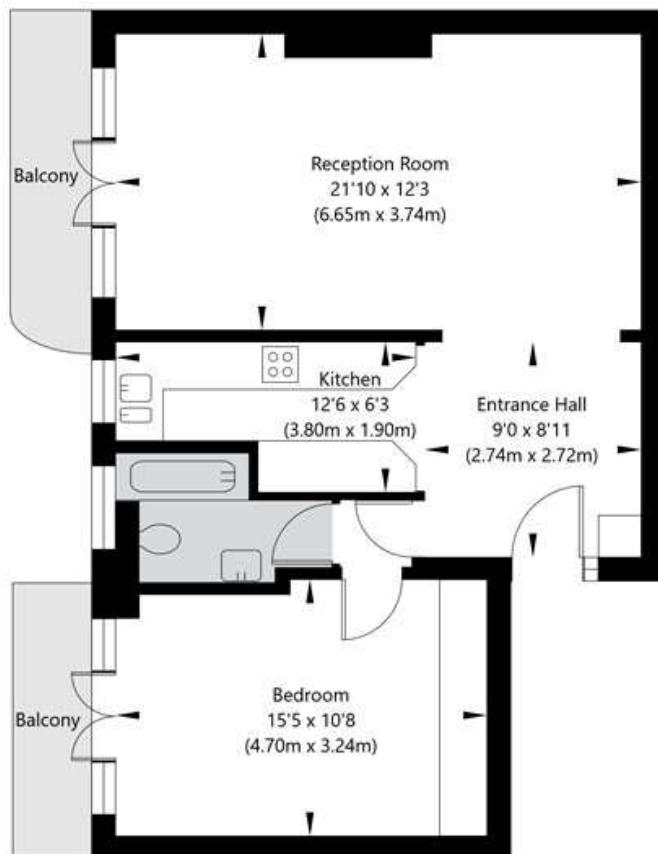
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/WHP250127>

## Acol Court, Acol Road, London NW6 3AE

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 60.5 SQ M / 651 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 60.5 SQ M / 651 SQ FT

THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND  
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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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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