



HILLCREST ROAD, LONDON, W3  
**£500,000 LEASEHOLD**

**EPC: C**  
**COUNCIL TAX BAND: E**

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

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**DESCRIPTION:**

Spacious two bedroom apartment set within a converted period house and offered to the market with no onward chain. The property benefits from its own private entrance and comprises two double bedrooms, sizeable reception room, separate kitchen with brand new oven and a family bathroom. Furthermore, there is a demised loft space area as well as off-street parking space at the rear of the property. A number of improvement works were recently carried out including new gutters, new flat roof at the back of the property, new rear fence and new instantaneous heating and hot water system. The flat also features a large bay window, original fireplace and high ceilings which all add to its traditional character. Located on a quiet tree-lined road, the property is conveniently positioned within close proximity to numerous amenities and a variety of transport links as well as the open green space of Twyford Gardens.



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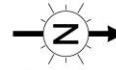


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# Hillcrest Road W3 9RZ

Approx Gross Internal Area = 82.4 sq m / 886 sq ft



Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
71	79
England, Scotland & Wales	
EU Directive 2002/91/EC	



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