



Twyford Avenue, W3

£435,000 *Leasehold*

2  1  1 

Bright and cosy two bedroom ground floor apartment set within a well-maintained purpose built block.

KEY FEATURES

- Good decorative order
- Modern finish throughout
- Well-maintained building
- Wooden floors
- Access to communal gardens
- Chain free sale



Ealing & Acton

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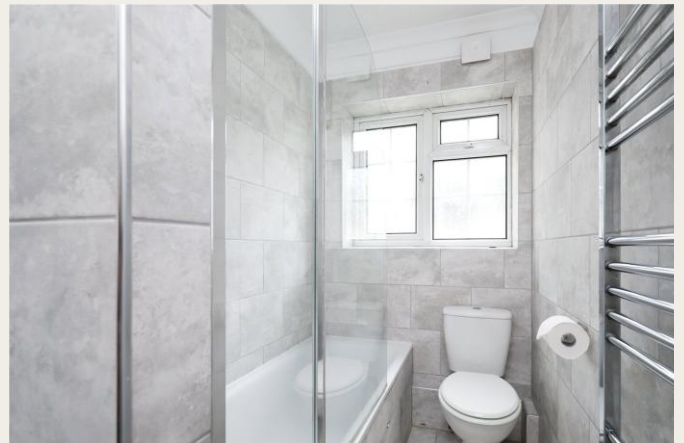


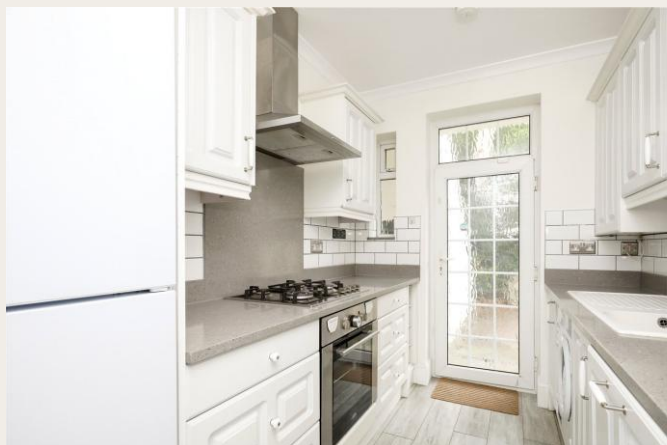
DESCRIPTION

Offered to the market with no onward chain, the property provides approximately 623 sq ft of internal accommodation which is comprised of two double bedrooms, modern family bathroom, spacious reception room and a separate fully-equipped kitchen. The property further benefits from lovely parquet flooring, double-glazed windows and access to a communal garden. Whether you're a first-time buyer, downsizer, or investor, this property presents an excellent opportunity in a sought-after West London location.

LOCATION

Ideally located just 0.4 miles from West Acton tube station (Central line), and within easy reach of Ealing Common's parade of shops offering a variety of cafes, restaurants, and convenience stores, this apartment offers excellent convenience and connectivity. Ealing Common tube station (District and Piccadilly lines) is 0.6 miles away and the open green space of Ealing Common is also close by.





MATERIAL INFO

Tenure: Leasehold

Term: 163 year and 10 months

Service Charge: £1,567 per annum (subject to increase)

Ground Rent: Peppercorn (£50 per annum)

Council Tax Band: D

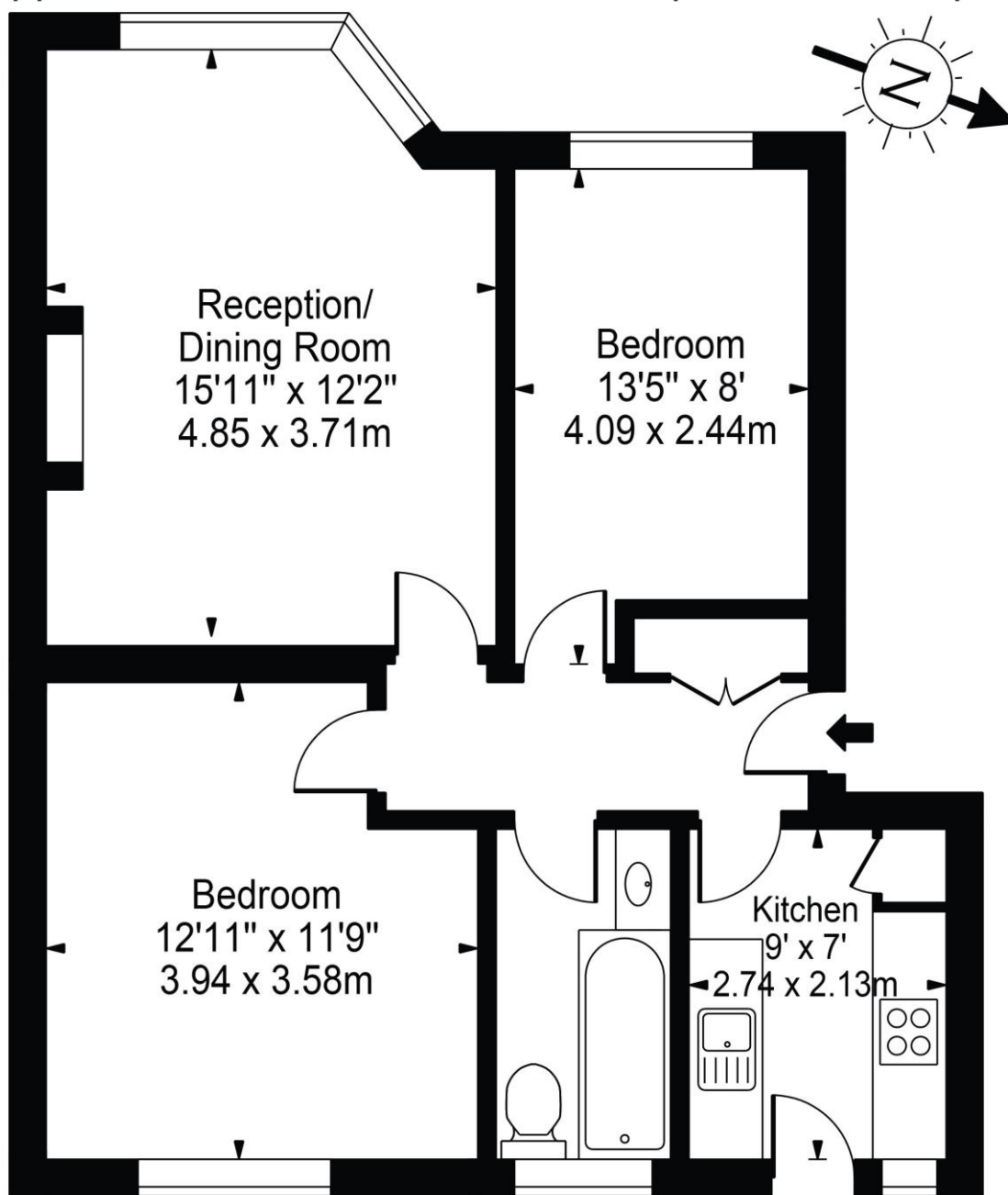
EPC rating: D

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		
55-68	D	68 D	75 C
39-54	E		
21-38	F		
1-20	G		

Twyford Court, W5

Approx. Gross Internal Area 623 Sq Ft - 57.88 Sq M



Ground Floor

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

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