



VICTORIA COURT, LONDON, W3

£480,000 LEASEHOLD

Lease: 110 Years

Ground Rent: £250 per annum

Service Charge: £2,475.48 per annum paid in 2 instalments

(Information supplied by Seller)

EPC Band: D

Council Tax Band: D

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DESCRIPTION:

Expansive three bedroom apartment located on the ground floor of a popular and well-maintained building. The property is offered in very good decorative order and features three bedrooms, bright and airy living room, modern shower room, guest cloakroom and a separate fully-integrated kitchen. It further benefits from ample amount of storage throughout and access to communal gardens. Chain-free sale and viewings are highly recommended!

The property is equidistantly positioned between Acton Town and Ealing Common stations, and is within close proximity to the open green spaces of Ealing Common and Gunnersbury Park.



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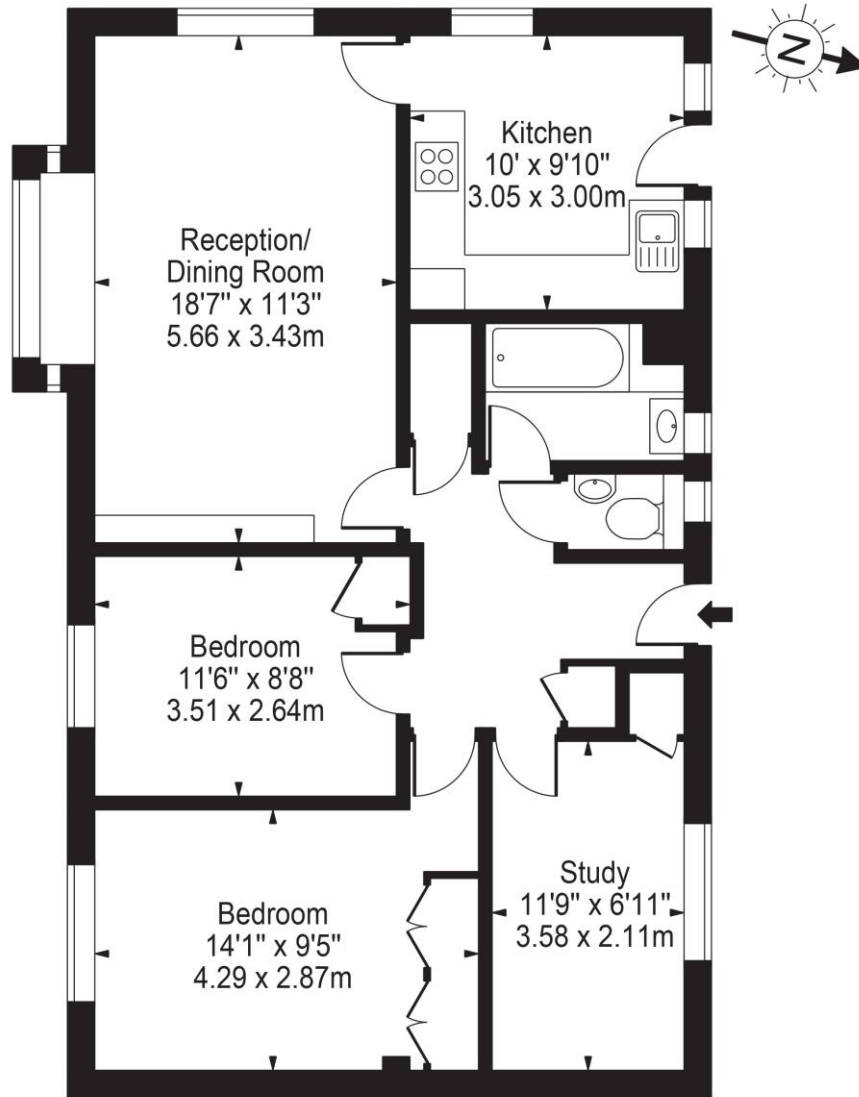


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Approx. Gross Internal Area 809 Sq Ft - 75.16 Sq M



Ground Floor

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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