



Hereford Road, W3

£475,000 *Share of Freehold*



Character-filled and bright, this charming two-bedroom top-floor apartment in a period conversion offers 663 sq ft of stylish, chain-free living with modern comforts.

KEY FEATURES

- Period conversion
- Wooden floors
- Air conditioning
- Ample storage
- Chain free sale
- 0.4 miles from Elizabeth Line



Ealing & Acton

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DESCRIPTION

Set within a well-maintained converted period house and offered to the market with no onward chain, this top floor apartment provides 663 sq ft of internal accommodation comprised of two bedrooms, spacious open-plan reception room with fully-equipped kitchen and a tiled family bathroom. Full of character, the property is bright and airy, and further benefits from ample storage and air conditioning.

LOCATION

Located just 0.4 miles from Acton Main Line Station (Elizabeth Line), the property is situated in a quiet residential area with excellent transport links, green spaces, and local amenities nearby, this flat combines comfort, space, and practicality in a sought-after West London location.





MATERIAL INFO

Tenure: Share of Freehold

Term: 991 year and 1 month

Service Charge: £0 per annum (approx. £355 building insurance/water mist system service/tax return)

Ground Rent: Nil

Council Tax Band: D

EPC rating: C

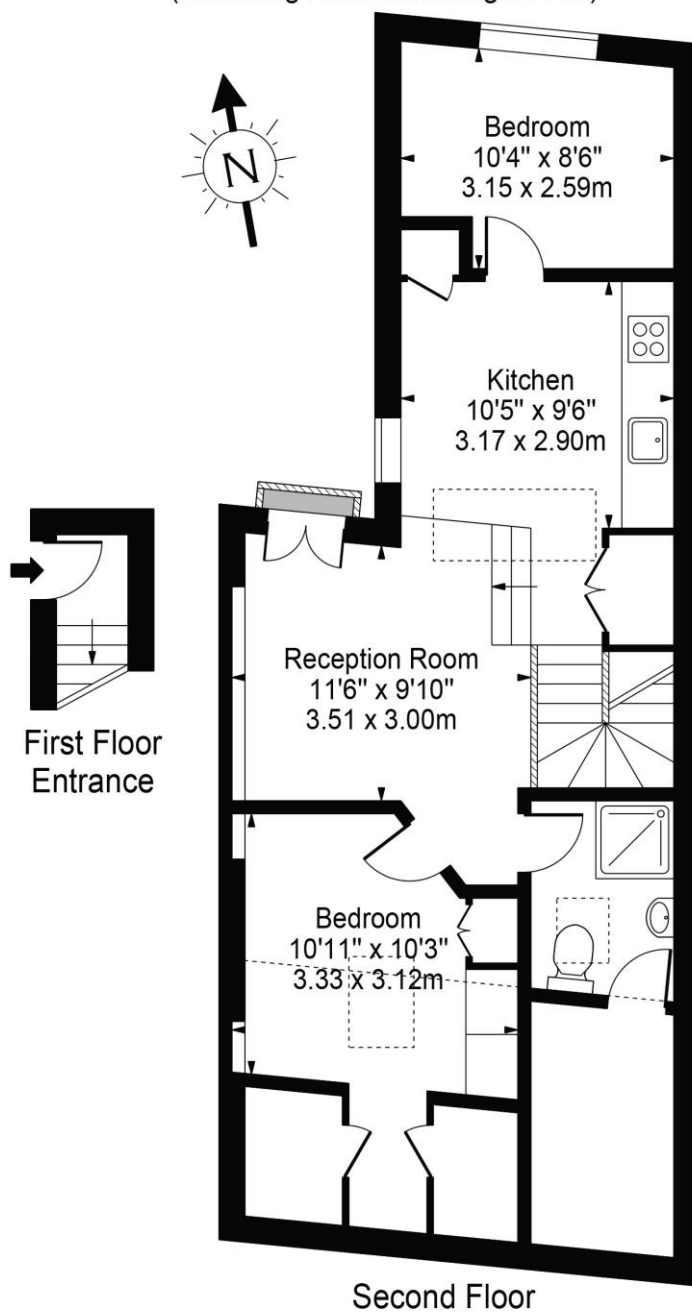
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx. Total Internal Area 663 Sq Ft - 61.59 Sq M
(Including Restricted Height Area)

Approx. Gross Internal Area 502 Sq Ft - 46.64 Sq M
(Excluding Restricted Height Area)



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

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