



MARCOURT LAWNS, HILLCREST ROAD, W5 £625,000 LEASEHOLD

Lease: 210 years from 1969 (approx. 153 years remaining)

Ground rent: Peppercorn

Service Charge: £2,500 per annum

(Information Supplied by vendor)

EPC: C

Council Tax Band: E

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DESCRIPTION:

A generously sized two-bedroom property offering well balanced accommodation, ideal for families or professionals seeking space and comfort. The property boasts a large reception room with ample space for both everyday living and entertaining, comfortably accommodating a full seating area and dining table. A separate, fully fitted kitchen provides generous worktop and cupboard space, well-suited to those who enjoy cooking or hosting. The accommodation includes two well proportioned bedrooms, a modern family bathroom, and a convenient additional guest WC. The entrance hallway features useful built-in storage cupboards, offering practical solutions for coats, shoes, and household essentials. Additionally, an external storage unit provides further space, perfect for larger items or seasonal belongings. Outside, the property benefits from a covered off-street parking space, offering secure and sheltered parking an increasingly rare advantage in the area. Ideally located close to local amenities, schools, parks, and excellent transport connections.



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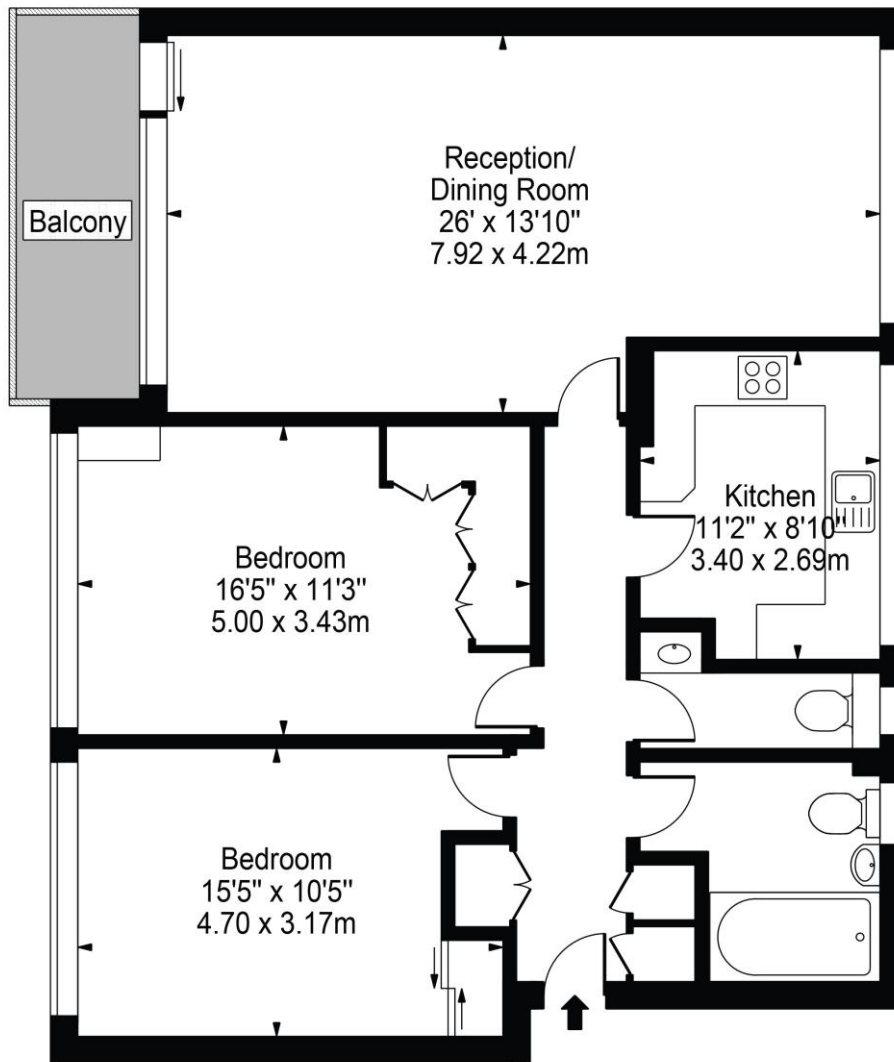
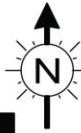


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Marcourt Lawns, W5

Approx. Gross Internal Area 994 Sq Ft - 92.32 Sq M



Second 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 153 year and 11 months

Service Charge: £2,500 per annum (subject to increase)

Ground Rent: Peppercorn

Council Tax Band: E

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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