



EBBETT COURT, VICTORIA ROAD, LONDON, W3 £320,000 LEASEHOLD

Lease: approx. 106 years remaining
Service Charge: £2,458 per annum (including Water Rates)
Ground Rent: Nil
(Information supplied by the Seller)

EPC Band: B
Council Tax Band: C

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Bright and airy one bedroom apartment which is located on the 8th floor of a contemporary development. It comprises a spacious open-plan reception room with fully-equipped kitchen, double bedroom and a modern family bathroom. The property is offered to the market in very good condition throughout and with no onward chain. It further benefits from concierge service, lift access and landscaped gardens. The building is just moments away from North Acton station (Central Line) and commuters also benefit from being within easy reach of Acton Main Line station (Elizabeth Line) whereas motorists can easily get into Central London via the A40 Westway. Furthermore, the property is positioned within 0.7 miles of the upcoming HS2 Old Oak Common station! Residents also benefit from various amenities at their doorstep as well as being just few steps away from Westfield and Ealing Broadway shopping centres.



Winkworth

for every step...

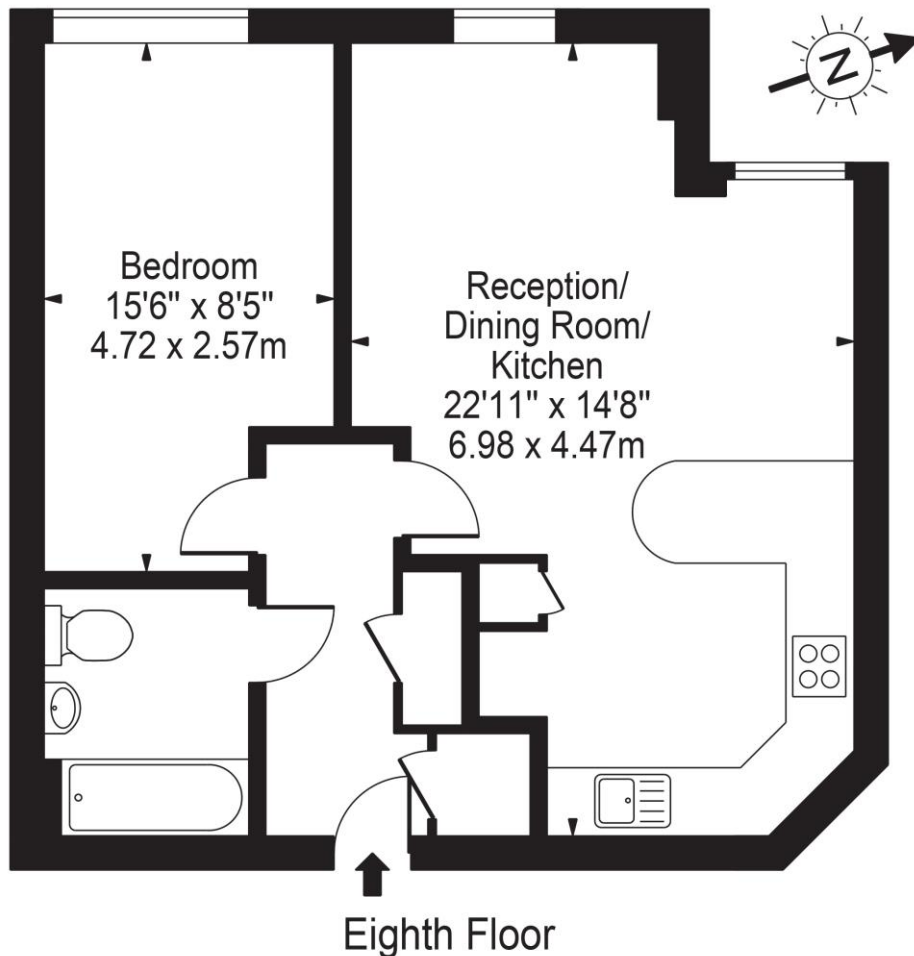


Winkworth

for every step...

Ebbett Court, W3

Approx. Gross Internal Area 525 Sq Ft - 48.77 Sq M



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		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Tenure: Leasehold

Term: 106 year and 3 months

Service Charge: £2,458 per annum (includes water rates)

Ground Rent: Nil

Council Tax Band: 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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.