



YORK ROAD, W3
OIEO £825,000 FREEHOLD

EPC: D
COUNCIL TAX: C (each unit)

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



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DESCRIPTION:

A three-storey terraced house which is currently arranged as two apartments, offering a wealth of potential and sold with no onward chain. The property provides just over 1,500 sq ft of internal accommodation and holds potential for further extension / conversion subject to the relevant planning consents. The ground floor apartment is comprised of two bedrooms, one bathroom, open-plan reception room and kitchen with direct access to the rear garden. The upstairs split-level apartment has four bedrooms, one bathroom and an open-plan reception room with kitchen. Located just 0.1 miles away from Acton Main Line station, commuters benefit from quick and easy access into Central London via the Elizabeth Line, whereas motorists - via the A40. North Acton underground station (Central Line) is within 0.5 miles. The property is also within easy reach of numerous local amenities along Horn Lane and open green spaces including the North Acton Playing Fields.



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Approx. Gross Internal Area 1514 Sq Ft - 140.66 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Term: N/A

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: C (each unit)

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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