



MERRYFIELD COURT, LONDON, W3 £325,000 LEASEHOLD

Lease: 125 years from 2011 (approx. 110 years remaining)

Ground rent: £250 per annum

Service Charge: £2,600 per annum

(Information Supplied by vendor)

EPC: B

Council Tax Band: C

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DESCRIPTION:

Located within a well-maintained and secure development which is fully EWS1 compliant, this well-proportioned one bedroom apartment is offered to the market with no onward chain. The property provides approximately 558 sq ft of internal accommodation and comprises an open-plan reception room with fully-equipped kitchen, modern tiled bathroom and a double bedroom with built-in storage. Being equipped with a modern ventilation system which ensures a healthier indoor environment, it provides high energy efficiency with low running costs. The flat further benefits from a private balcony which overlooks the communal gardens within the development, and also comes with an additional storage unit (circa 30 sq ft) which is located on the raised ground level of the building. The property enjoys a quiet position, set back from the main street and sheltered from traffic noise, and is located within close proximity of Acton Town station (0.4 miles) for the District and Piccadilly Lines, Acton Main Line station (0.8 miles) for the Elizabeth Line, and an abundance of local amenities. This is a great buy-to-let investment opportunity or would be perfectly suited to a first time buyer.



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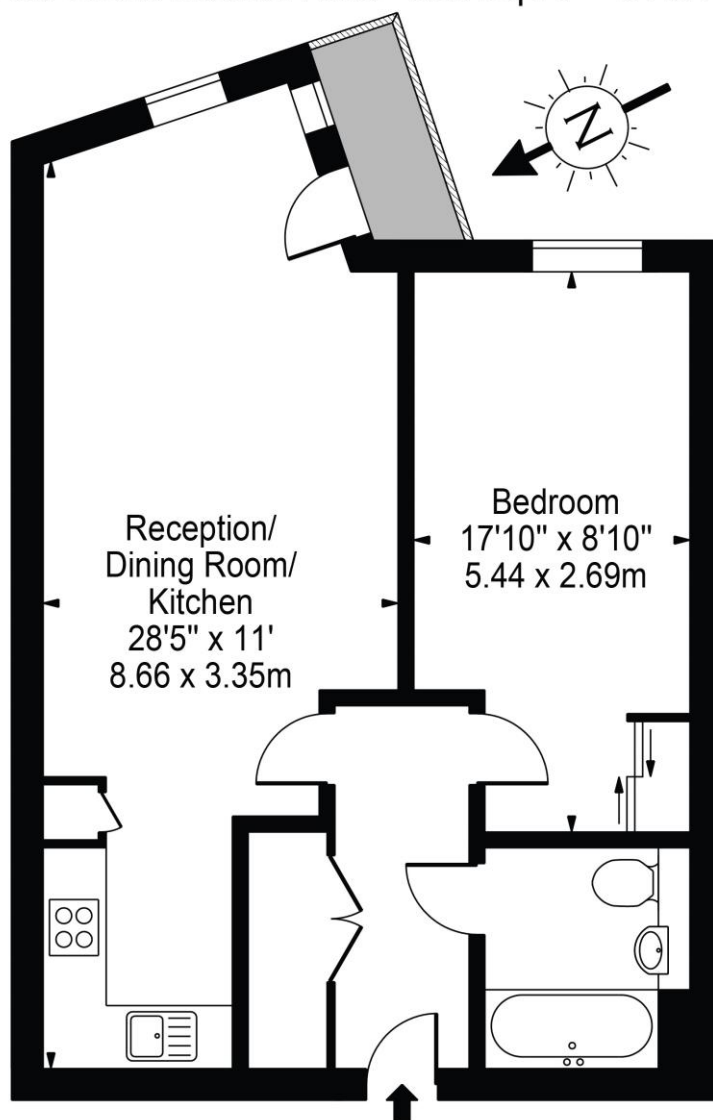


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Merryfield Court, W3

Approx. Gross Internal Area 558 Sq Ft - 51.84 Sq M



Third 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	84 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 110 year and 6 months

Service Charge: £2,600 per annum (subject to increase)

Ground Rent: £250 per annum (subject to increase)

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.

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