

94

Mill Hill Road
Acton
W3 8JJ

RWHITLEY
Est. 1938 & CO

Guide Price £525,000



- Two Bedroom First Floor Flat
- Refurbished in 2022
- Share of Freehold
- New 125 Year Lease
- Living Room
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- Close to Acton Town Underground Station
- No Onward Chain

DESCRIPTION

Refurbished in 2022, this greatly improved two bedroom first floor flat is offered with the benefit of a share of the freehold and a brand new 125-year lease upon completion. Ideally situated within walking distance of Acton Town Underground Station and a range of local amenities, the property is accessed at ground level via a shared entrance hallway.

Stairs lead up to the first-floor landing, which features a useful storage cupboard and separate laundry cupboard. From here, the accommodation comprises a bright and airy 11'10 x 11'7 living room, a modern grey gloss fitted kitchen, a principal double bedroom, a second bedroom, and a bathroom with white

suite.

HEATING & HOT WATER

A gas-fired combination boiler serves the radiator system and provides the domestic hot water.

COUNCIL TAX

We understand that the current council tax band is D.

OUTSIDE

Front: Low level brick wall boundary with opening to a pathway leading to communal door to shared entrance hallway with front door to the flat.

LOCATION

The property is ideally positioned for access to Acton High Street, with its variety of shops, bars, and restaurants. Acton Town and Ealing Common stations, along with Acton Mainline (Elizabeth Line), are all within walking distance. Westfield Shopping Centre and local schools are also just a short drive away.

TENURE

We understand that the property will be sold with the benefit of a new lease upon completion with a term of 125 years. The property will also benefit from a share of the freehold.*

GROUND RENT

We understand that the new lease will be subject to a peppercorn ground rent.*

SERVICE CHARGE

We understand that there is no annual service charge.*

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains gas, electricity, water and drainage.

VIEWINGS

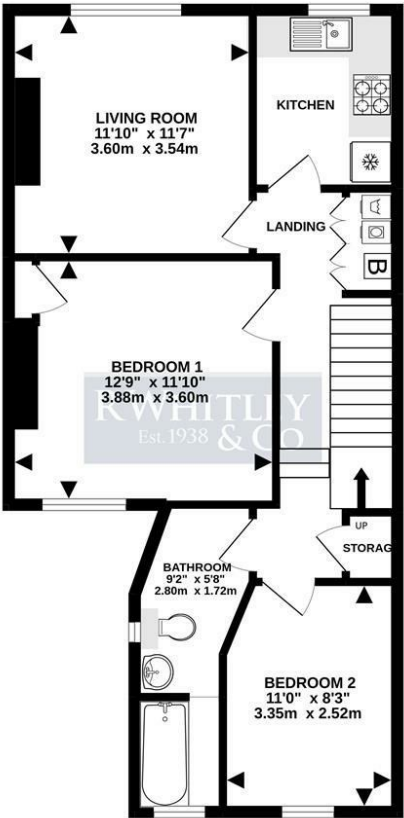
Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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