

DAUPHINE HOUSE, SALISBURY STREET, LONDON, W3
£575,000 LEASEHOLD

Lease: 125 years from 2019 (approx. 119 years remaining)

Ground rent: £555 per annum

Service Charge: £2,400 per annum

(Information Supplied by vendor)

EPC: B

Council Tax Band: D

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

Winkworth

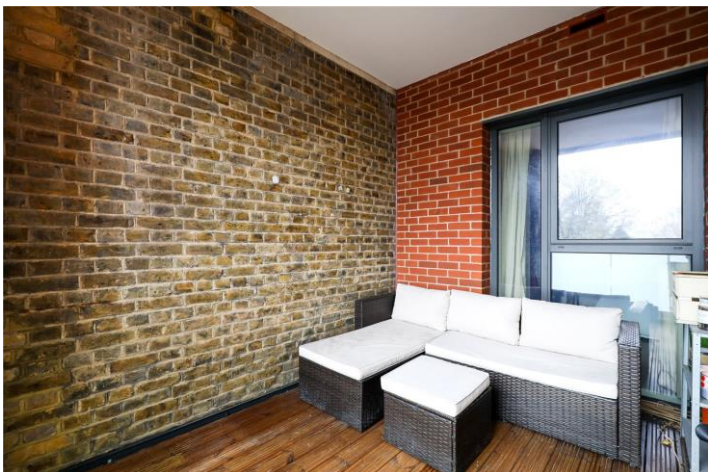
for every step...

winkworth.co.uk



DESCRIPTION:

This spacious and well-appointed two-bedroom flat offers 800 square feet of living space and is perfectly located within 0.4 miles of Acton Central and just under a mile from Acton Mainline station, making it ideal for commuters. The property features two generously sized bedrooms, with the master bedroom benefiting from its own en-suite bathroom for added convenience and privacy. A separate guest/family bathroom is located near the entrance. The open-plan kitchen and reception area provide a bright and airy space, perfect for relaxing or entertaining, and leads out to a large covered balcony, offering outdoor space all year round. This modern apartment is a must-see for those looking for contemporary living in a vibrant and well-connected area. The property is located just moments away from Acton High Street with a variety of amenities right at your doorstep.



Winkworth

for every step...

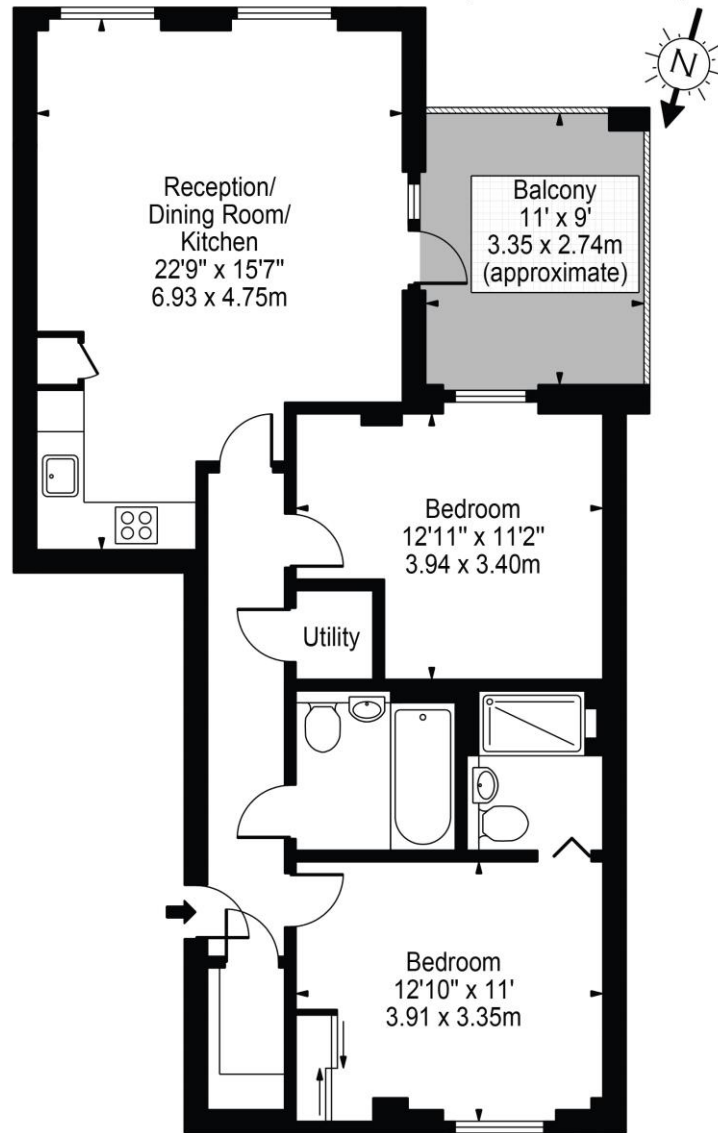


Winkworth

for every step...

Dauphine House, W3

Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M



First 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(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: 119 year and 1 months

Service Charge: £2,400 per annum (subject to increase)

Ground Rent: £555 per annum (subject to increase)

Council Tax Band: D

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.