



LANGFORD CLOSE, LONDON, W3 £800,000 SHARE OF FREEHOLD

Share of Freehold: 999 Years from 2001 (Approx. 975 Years Remaining)
Ground rent: £0 Per Annum
Service Charge: £300 Ad-hoc (when required)
(Information Supplied by vendor)

EPC: C
Council Tax Band: F

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DESCRIPTION:

Nestled in a serene gated close off Mill Hill Road, this charming two-bedroom end of terrace home offers both privacy and convenience. The inviting reception room sets a warm tone, perfect for relaxation or entertaining. The ground floor also features a well-appointed bathroom, a separate kitchen, and a distinct separate dining room. Upstairs, the property boasts two spacious bedrooms filled with natural light and a second bathroom, adding to the home's functionality and comfort.

Outside, enjoy access to beautifully maintained communal gardens and the convenience of off-street parking accompanied by a private patio/garden to the front of the property and additional storage by way of a shed. This residence combines the appeal of a semi-detached property with the security of a private close, making it an ideal choice for a cozy, well-maintained home in a desirable area closely located to Acton Town and Acton Central tube stations.



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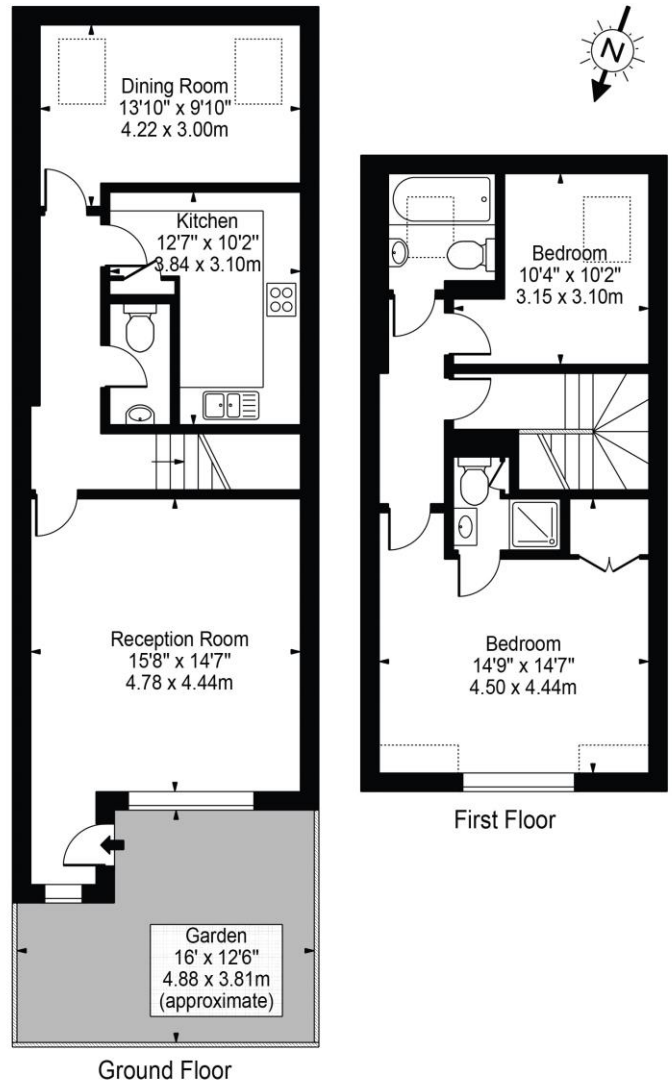


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Langford Close, W3

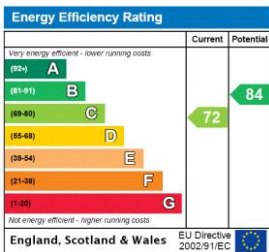
Approx. Total Internal Area 1067 Sq Ft - 99.13 Sq M
 (Including Restricted Height Area)
 Approx. Gross Internal Area 1055 Sq Ft - 98.01 Sq M
 (Excluding Restricted Height Area)



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.



Tenure: Share of Freehold
Term: 975 year and 6 months
Service Charge: £300 Ad-hoc (when required)
Ground Rent: £0 per annum
Council Tax Band: F
 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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