



CANADA ROAD, LONDON, W3
OIEO £450,000 LEASEHOLD

Lease: 99 years from 2002 (approx. 76 years remaining)
Ground rent: Peppercorn
Service Charge: Nil (buildings insurance £264 per annum)
(Information Supplied by vendor)

EPC: C
Council Tax Band: C

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

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DESCRIPTION:

Well-proportioned 1950s maisonette which is offered to the market in very good decorative order. The property provides approximately 613 sq ft of internal accommodation which comprises two double bedrooms, modern family bathroom, spacious reception room and a separate fully-equipped kitchen. The property further benefits from a private West-facing rear garden and external storage space. Viewings in person are highly recommended!

Located within a quiet residential area, the house is just moments away from the open green space of North Acton Playing Fields. Commuters benefit from being within easy reach of Acton Main Line station (Elizabeth Line) as well as North Acton and West Acton stations (Central Line) whereas motorists can easily get into Central London via the A40 Westway.



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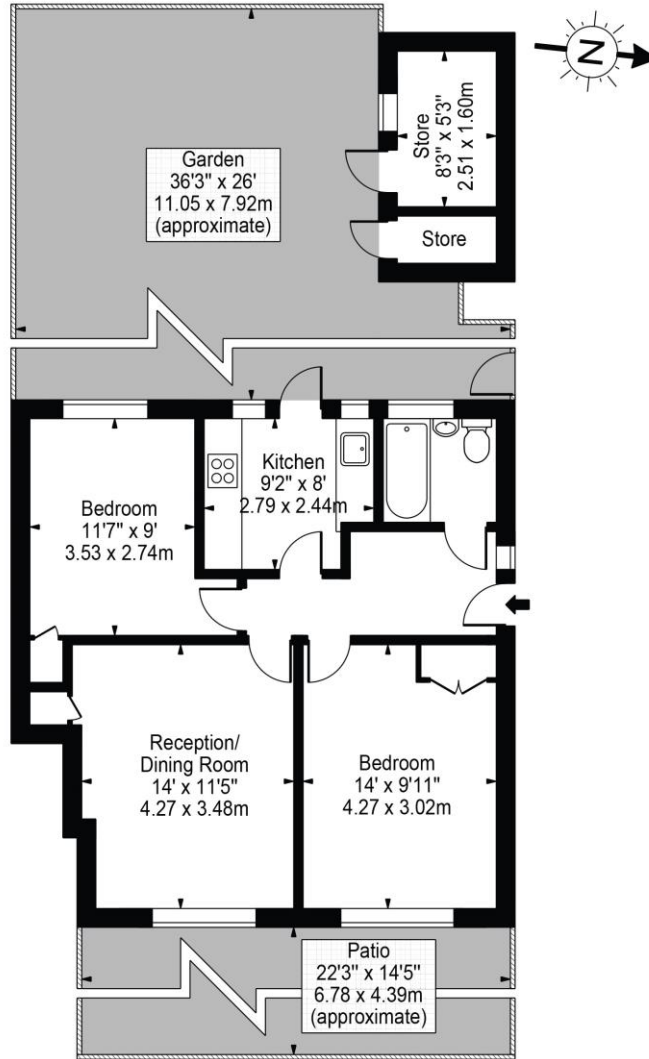
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Canada Road, W3

Approx. Gross Internal Area 613 Sq Ft - 56.95 Sq M
(Excluding Stores)

Approx. Gross Internal Area Of Stores 56 Sq Ft - 5.20 Sq M

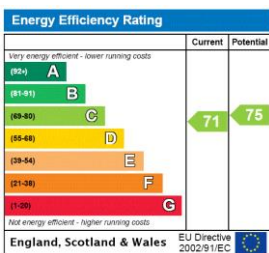


Ground Floor

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.



Tenure: Leasehold

Term: 76 years and 7 months

Service Charge: Nil (buildings insurance £264 per annum)

Ground Rent: Peppercorn

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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