



**TAMARIND COURT, LYNTON ROAD, ACTON, LONDON, W3**  
**£315,000 LEASEHOLD**

Lease: 99 years from 2017 (approx. 91 years remaining)  
Ground rent: £200 per annum  
Service Charge: £1,250 per annum  
*(Information Supplied by vendor)*

EPC: E  
Council Tax Band: C

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

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## DESCRIPTION:

Recently renovated and well-presented ground floor apartment situated within a small well-maintained purpose-built block. The property offers approximately 400 sq ft of internal accommodation and comprises one double bedroom, spacious reception room, separate fully-equipped kitchen and a modern tiled bathroom. It further benefits from access to a rear communal garden as well as allocated off-street parking space. Offered to the market in very good condition and with no onward chain.

The apartment is located just 0.2 miles away from Acton Main Line (Elizabeth Line) station, and is within easy reach of numerous local amenities as well as the open green space of Springfield Gardens. Motorists benefit from quick access into Central London via the A40.



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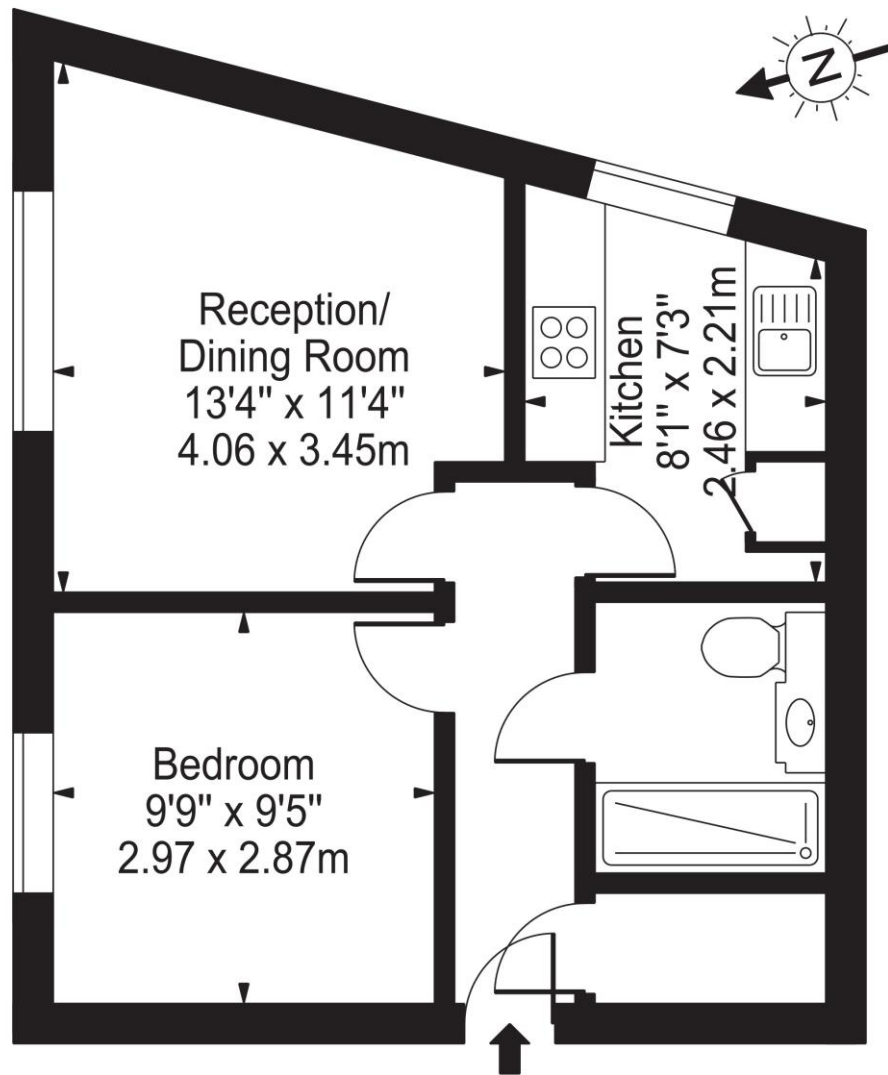


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# Tamarind Court, W3

Approx. Gross Internal Area 404 Sq Ft - 37.53 Sq M

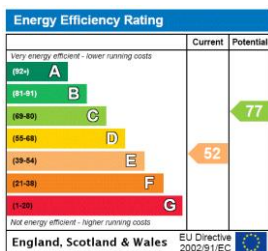


## Ground Floor

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: 91 year and 1 months

Service Charge: £1,250 per annum (subject to increase)

Ground Rent: £200 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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