



CREFFIELD ROAD, LONDON, W3
£699,950 LEASEHOLD

Lease: 999 years from 1972 (approx. 946 years remaining)
Ground rent: £20 per annum
Service Charge: £0 per annum
(Information Supplied by vendor)

EPC: D
Council Tax Band: F

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

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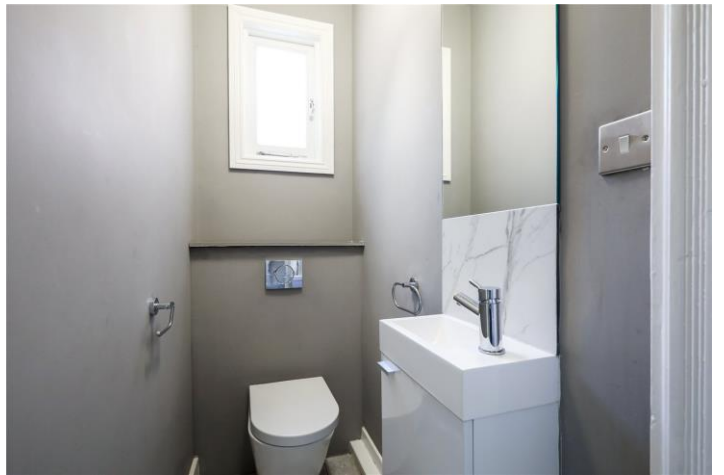
DESCRIPTION:

Expansive lateral three bedroom apartment which occupies the whole first floor of an Edwardian house. The property spans across 1,150 sq ft and is comprised of three double bedrooms, bright and spacious reception room, separate modern kitchen, contemporary bathroom and a guest WC. The flat further benefits from high ceilings, period features, off-street parking and is offered in very good condition throughout. The property is located within close proximity of Ealing Common and West Acton tube stations as well as Acton Main Line (Elizabeth Line) and numerous local amenities. The open green space of Ealing Common is also close by. Opportunity to develop in to a significant loft space (currently storage). *Imagery : please note furniture has been superimposed into certain photos*



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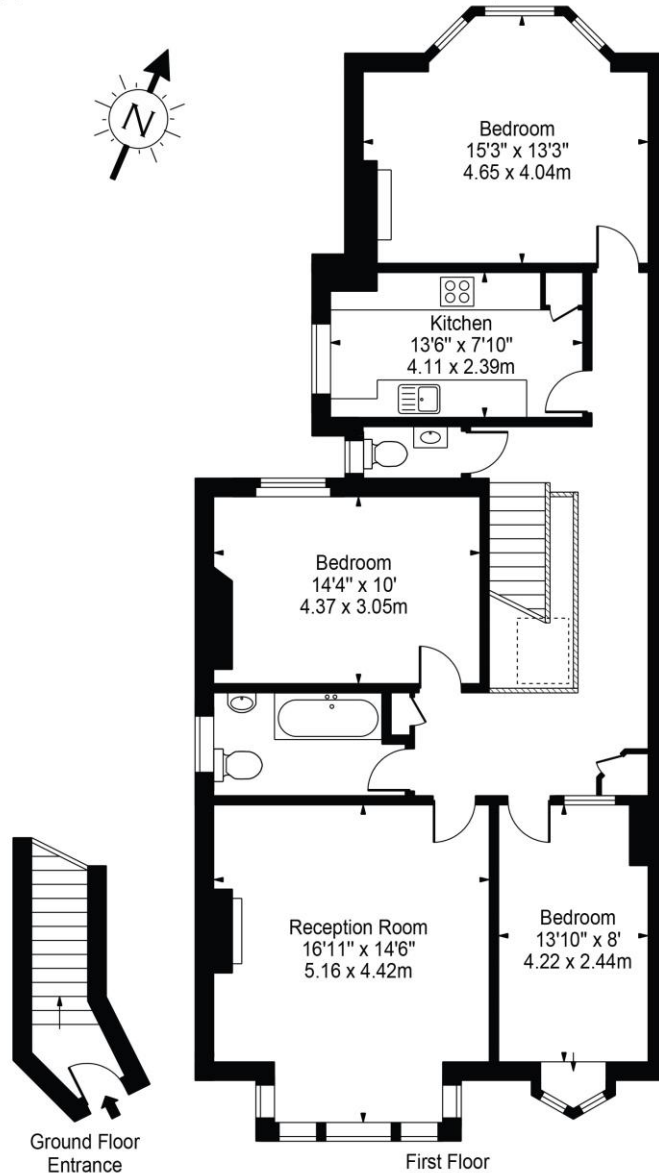


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Creffield Road, W3

Approx. Gross Internal Area 1150 Sq Ft - 106.83 Sq M



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		
(69-80)	C		
(55-68)	D	56	62
(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: 946 years

Service Charge: £0 per annum (subject to increase)

Ground Rent: £20 per annum (subject to increase)

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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