



**NEMOURE ROAD, LONDON, W3**

**£485,000 LEASEHOLD**

Lease: New lease of 125 years will be granted upon completion.  
Ground Rent: Peppercorn  
Service Charge: £2,656.49 per annum

*(information supplied by the Seller)*

Council Tax Band: D  
EPC: D

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

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## DESCRIPTION:

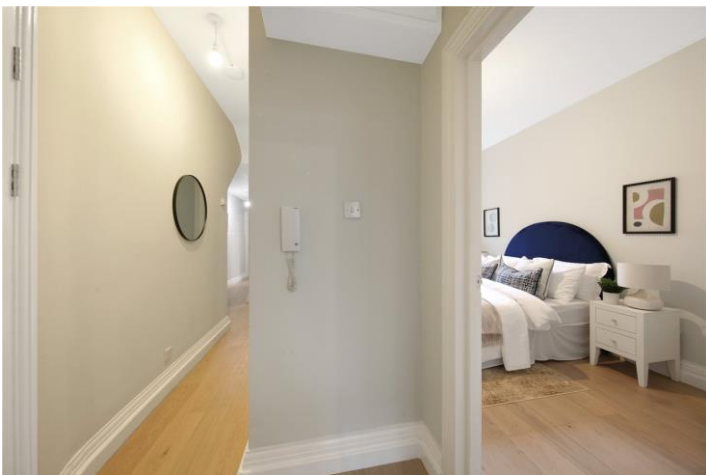
Spacious and well-presented ground floor apartment situated within a well-maintained converted period house. The property offers approximately 619 sq ft of internal accommodation and comprises two double bedrooms, spacious reception room, separate kitchen and a modern tiled bathroom. It further benefits from access to a private secluded rear garden, cellar and wooden floors. The property is offered to the market in very good condition throughout and with no onward chain.

The apartment is equidistantly located to Acton Main Line (Elizabeth Line) and Acton Central stations, 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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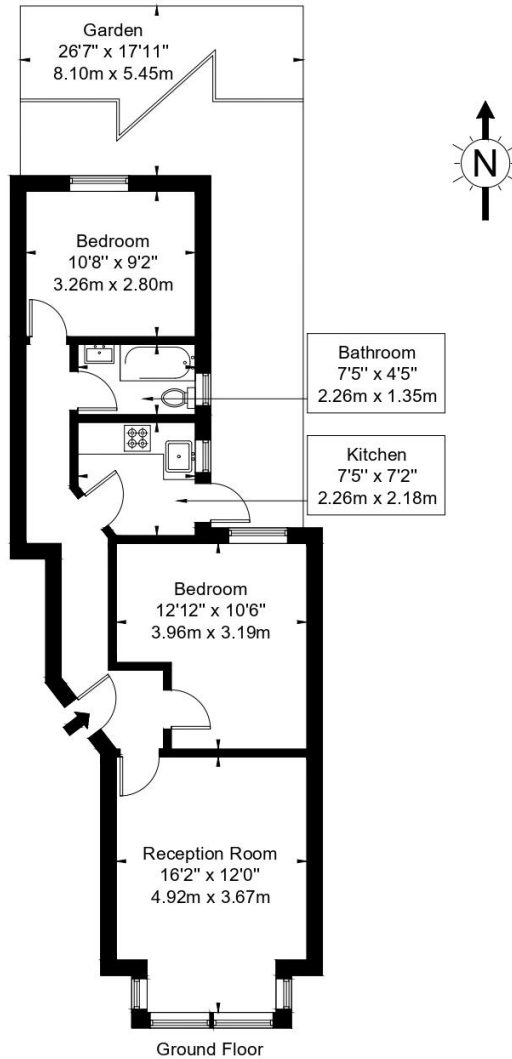
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# Nemoure Road, W3 6NZ

Approx Gross Internal Area = 57.5 sq m / 619 sq ft

Garden = 56.2 sq m / 605 sq ft

Total = 113.7 sq m / 1224 sq ft



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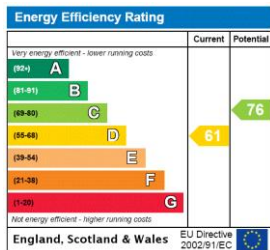
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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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:** TBC

**Term:** TBC

**Service Charge:** TBC

**Ground Rent:** TBC

**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.

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