



**Hillcrest Road, Acton Hill, London W3 9RN**  
**Price: £549,950 Leasehold**

**An attractive and well-presented 2-bedroom first-floor apartment, within a period terraced property with potential to convert the loft (subject to usual regulations).**

The accommodation comprises hall, reception room, fitted kitchen, 2 bedrooms and a bathroom.

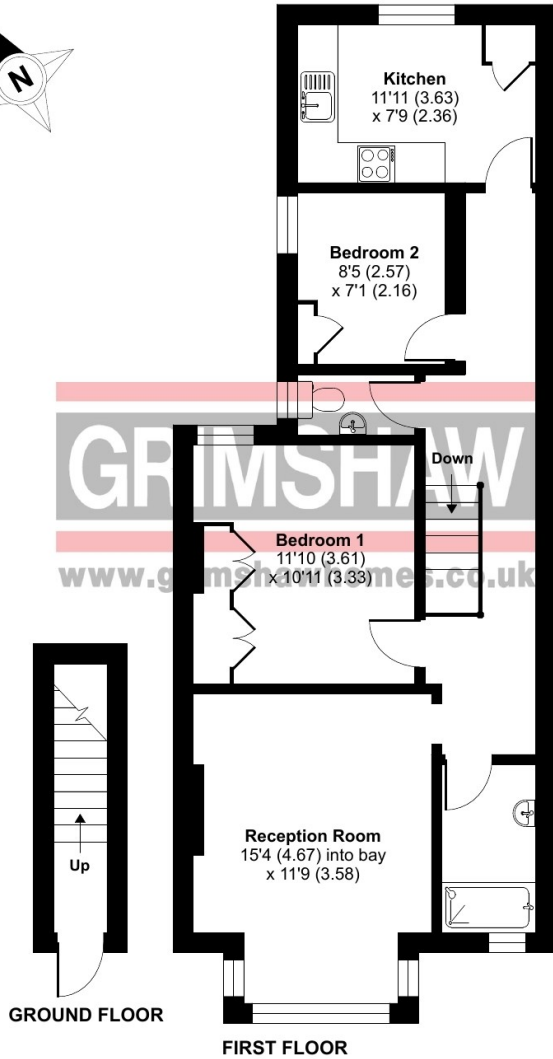
Situated in a popular location, equidistant to **Acton Town** & **Ealing Common** stations, with easy access to Acton High street for local shopping facilities, bars and restaurants. With access to **Acton Main Line** station with forthcoming Crossrail link connection (Elizabeth Line). With buses on hand towards **Ealing Broadway** station also with forthcoming Crossrail link connection & town centre and Westfields Shopping Centre. Local schools include Berrymede Junior, Ark Acton Academy, Berrymede Infant, Twyford CofE High, Ark Soane Academy, St Vincent's Primary, Ada Lovelace CofE High and Ellen Wilkinson High.



# Hillcrest Road, First Floor Flat, London, W3

Approximate Area = 719 sq ft / 66.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Grimshaw & Co. REF: 1134015

Lease: 150 years (subject to confirmation). Ground rent: £250 per annum (subject to confirmation)

Insurance: £338 per annum (subject to confirmation)

EPC Rating = C

Council tax band = E (subject to confirmation)

**VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.**

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