



Highlands Avenue, London, W3 6ET

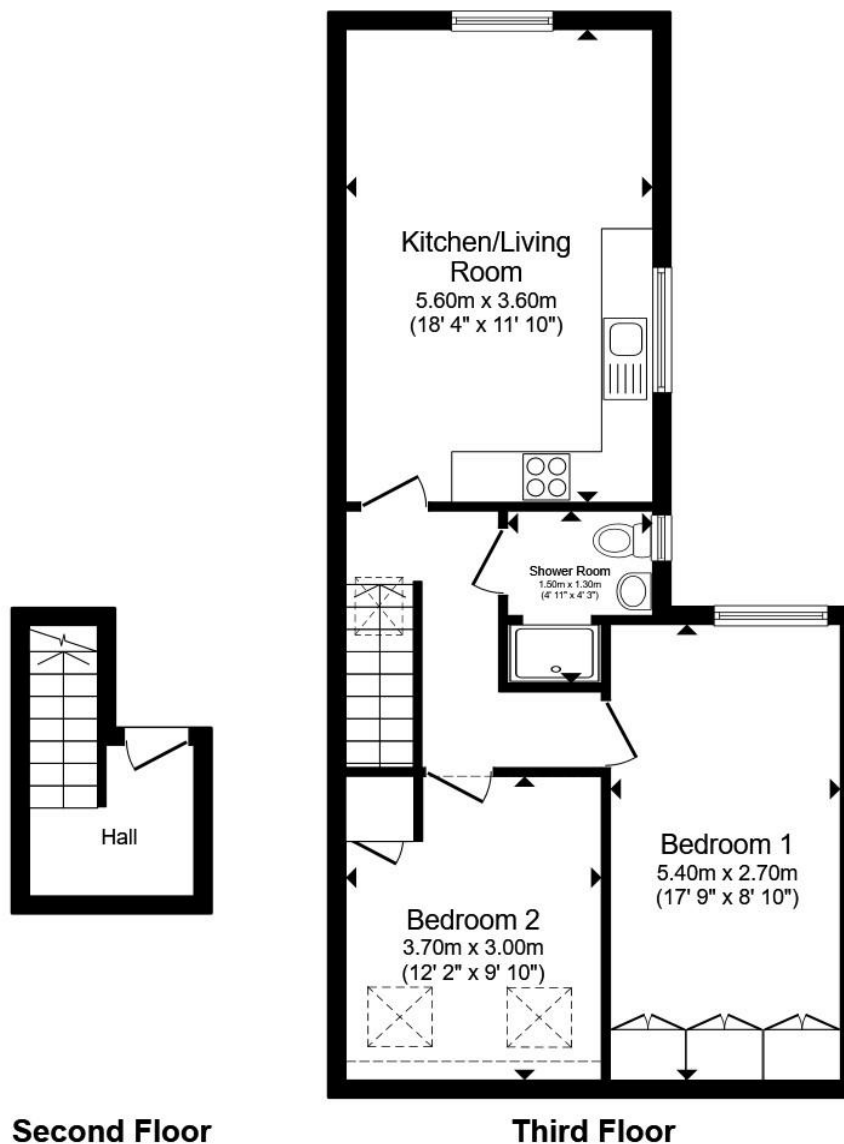
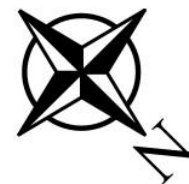
Welcome to Highlands Avenue, London

The property offers bright, well-proportioned accommodation throughout, featuring a generous reception room, a well-appointed kitchen, two spacious bedrooms and a contemporary bathroom. Presented in excellent condition, it is ready for immediate occupation and would make an ideal first-time purchase, London base or investment.

Poets Corner remains one of Acton's most desirable residential enclaves, renowned for its charming tree-lined streets and Victorian architecture, whilst being moments from the vibrant cafés, restaurants and independent boutiques of Churchfield Road. Acton Central (London Overground) is approximately a five-minute walk away, while Acton Main Line (Elizabeth line) is around half a mile away, providing exceptionally fast connections to Paddington, the West End, the City and Heathrow.

The property further benefits from an impressive 147-year lease, providing long-term peace of mind for prospective purchasers.





Total floor area 61.3 m² (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Highlands Avenue, London

- Beautiful two-bedroom apartment within an attractive period conversion.
- Sought-after Poets Corner location, close to Churchfield Road, Acton Central and the Elizabeth line.
- Presented in excellent condition throughout and ready to move straight into.
- 147-year lease.

Tenure: Leasehold

EPC Rating: D

Council Tax Band: D

Service Charge: 840.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£465,000



view this property online barnardmarcus.co.uk/Property/CSW106477



Property Ref:
CSW106477 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property



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