



**HELLIWELL & CO**  
ESTATE AGENTS

**Horn Lane, Acton, W3**  
**Guide Price £599,950**





🛏️ 2 Bedrooms | 🛋️ 1 Receptions | 🚿 2 Bathrooms | 📊 EPC Current C

Helliwell & Co is proud to present this stunning, two-bedroom, two-bathroom contemporary flat, refurbished to a very high standard, with a long lease of 999 years. Offered to the market with no onward chain.

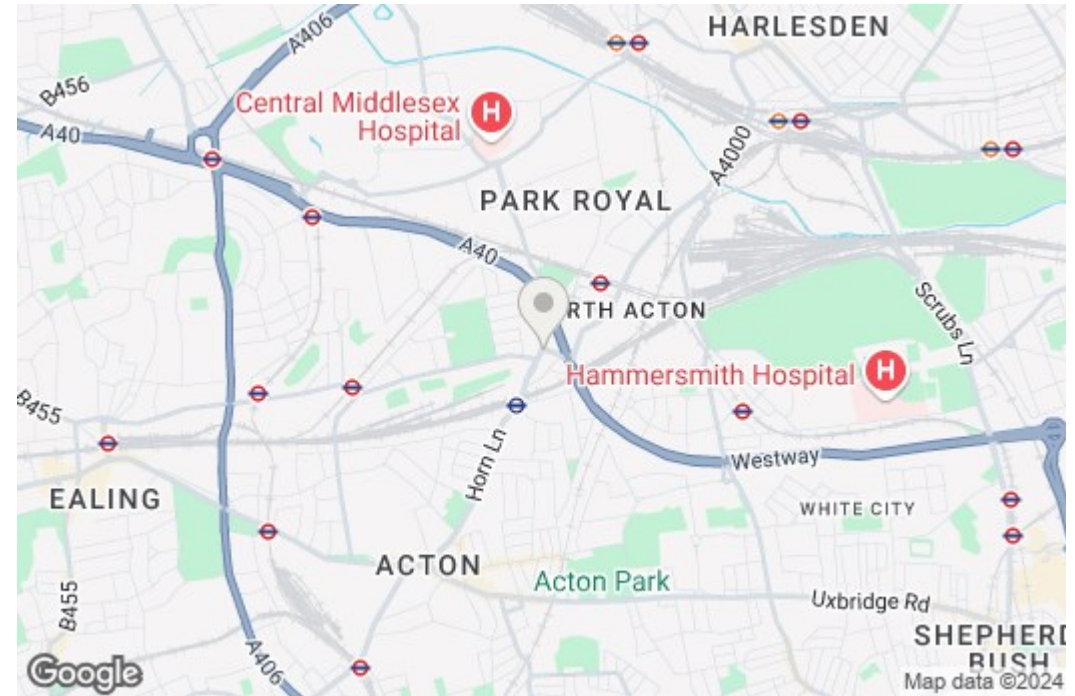
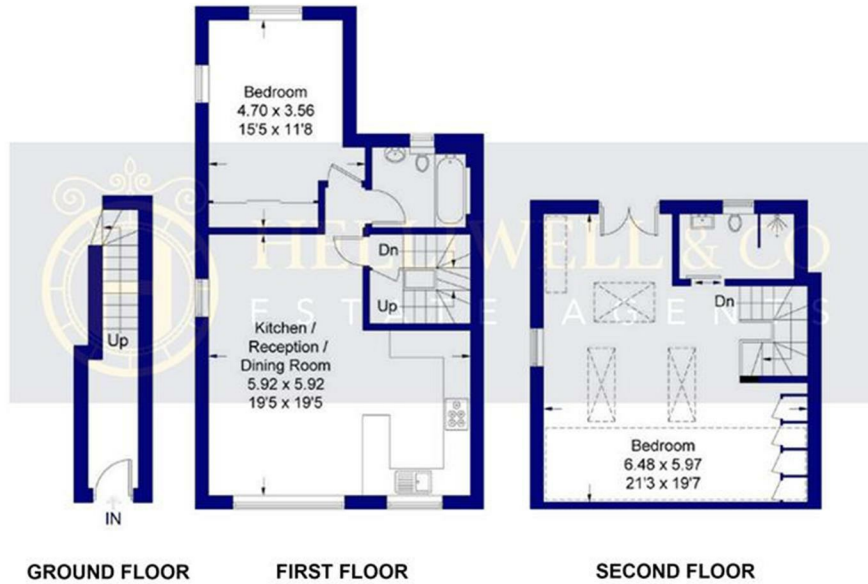
This modern flat is presented in an immaculate condition and offers an abundance of natural light and space throughout. Placed over two floors, the property features a large open plan reception with a modern kitchen boasting an enviably sized worktop and breakfast bar, fully equipped with integrated appliances, one large master bedroom with an ensuite shower room and an abundance of natural light, and one large double bedroom with built-in cupboards.

Horn Lane is perfectly located for access to both Acton Main Line (National Rail) and West Acton (Central Line) stations offering fast links to Central London as well as great access to the A40 for motorists. Acton high street is just under a mile away with plenty of shops, cafes and restaurants and the beautiful green open space of North Acton Playing fields is close by.

- Maisonette
- Two Double Bedrooms
- Two Bathrooms
- Private Entrance
- Split Level
- Circa 1075sqft
- Tenure: Leasehold (999 years)
- Service Charge: Ad Hoc
- Ground Rent: Nil
- Council Tax Band: D

## HORN LANE, ACTON, W3

TOTAL AREA: APPROX. 99.8 SQ. METRES (1075.0 SQ. FEET)



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards