







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

Helliwell & Co. are proud to offer this well-presented ground-floor flat moments from the Elizabeth Line and allocated parking.

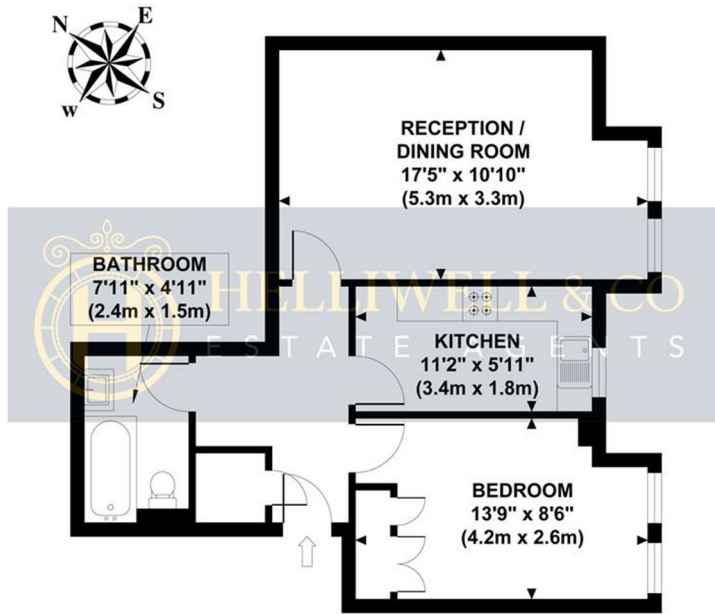
Set within a purpose-built development and spanning approximately 476 sq ft of living space, this property is ideal for first-time buyers or investors alike. As you enter, you are met with a spacious hallway with a large storage cupboard. Ahead, you have a generous south-facing reception room with ample space for entertaining and dining. The kitchen is separate and comes equipped with integrated appliances and abundant storage. The double bedroom offers plenty of natural light and space for wardrobes, and the tiled bathroom with a power shower and soaking tub. Further benefits include access to communal gardens, an allocated off-street parking space, double glazing, gas central heating and the opportunity to negotiate a lease extension with the purchase.

York Road is situated on a popular residential road and ideally located for access to both Acton mainline station (Elizabeth Line) and North Acton's tube station (Central Line), as well as numerous local amenities such as local bars, cafes, restaurants and shops.

- Ground Floor
- Circa 476sqft
- Moments from Elizabeth Line
- Ample Storage
- Double Glazing & GCH
- Allocated Parking
- Communal Gardens
- Tenure: Leasehold (95 Years)
- Service Charge: £2,016.00pa
- Council Tax Band: C

YORK ROAD

Approximate Gross Internal Area
476 sq ft / 44.2 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 476 SQ FT

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.

