



Finsbury Park Sales, 8 Blackstock Road, London N4 2DL

T 020 7704 5788 E finsburysales@ludlowthompson.com W www.ludlowthompson.com

NEWBURGH ROAD ACTON



SOLD

REF: 204384

1 Bed, Conversion Apartment, Private Garden, Off Street Parking

Private drive - 'Poets Corner' - Close to Acton Town tube station - Large private garden - Chain Free - Quiet residential road

Offered chain free, this charming one bedroom flat in the heart of the highly desirable Poet's Corner. Comprising of a spacious reception with gorgeous French doors opening onto the private garden and a kitchen featuring plenty of storage space but also potential to modernise. The property's large double bedroom offers built-in wardrobes and original wooden floorboards. The property's private garden is its real selling point; featuring a large patio area and lawn and even space at the side of ... [continued below](#)

Train/Tube - South Acton, Drayton Park, Acton Central, Acton Town, Acton Main Line

Local Authority/Council Tax - Ealing

Tenure - Leasehold

ludlowthompson



NEWBURGH ROAD ACTON



Reception



Reception



Kitchen



Kitchen



Bedroom

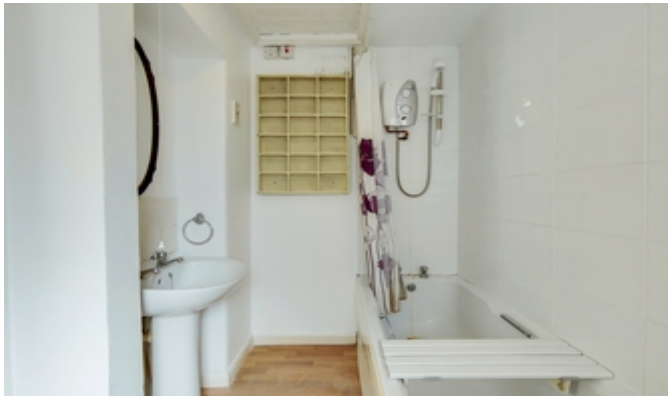


Bedroom



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Bathroom



Garden



Garden



Drive



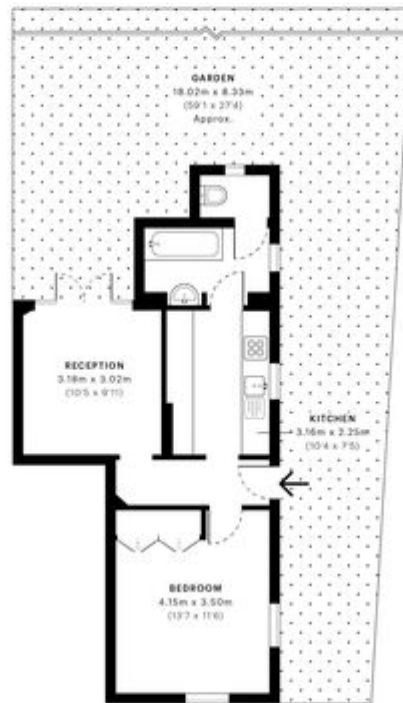
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 **Newburgh Road, W3** GROSS INTERNAL AREA
 CAPTURE DATE: 15/04/2021 LATEST SURVEY DATE: 8/8/2020 42.02 sqm / 452.30 sqft



— Ground Floor

 GROSS INTERNAL AREA (GIA) The perimeter of the property. 42.02 sqm / 452.30 sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features. Includes windows, doors and built-in. 29.45 sqm / 317.64 sqft	 STRUCTURAL FOOTPRINT Excludes external walls. 0.00 sqm / 0.00 sqft	 FLOOR AREA Excludes external walls and roof. 0.00 sqm / 0.00 sqft
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  Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan.

Net GIA (excl. walls): 42.02 sqm / 452.30 sqft
Net GIA (excl. walls): 29.45 sqm / 317.64 sqft

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Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The property's private garden is its real selling point; featuring a large patio area and lawn and even space at the side of a property which is a perfect suntrap for a potted garden.

The property also benefits from a large private drive, security gate with intercom and conveniently has a lock up brick storage shed integrated into the property.

It is superbly located on a quiet residential road in the ever popular 'Poets Corner' area of Acton, offering a 15 minute walk to Acton Town tube station (District/Piccadilly lines) and Acton Mainline station (Paddington station in 7 mins!)

Tenure Details

Tenure - Leasehold

Lease Length - 81 years

Service Charges - £1520 per year

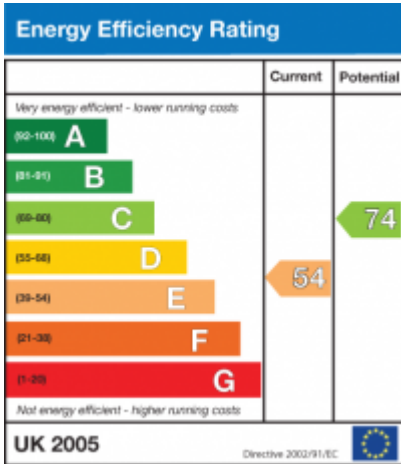
Ground Rent - £100 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Finsbury Park Sales Office quoting 204384

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.