



Pegasus Court, Horn Lane, Acton, London W3 6PT
Price: £285,000 Leasehold

Conveniently situated for **Acton Main Line** station with Elizabeth Line connection. Approximately 0.6 miles from **Acton Central** station and 0.5 miles to the fashionable Churchfield Road with a variety of local shopping facilities, bars and restaurants. The open space of Acton park and Morrisons Superstore are nearby. With access to Westfield Shopping Centre and **Ealing Broadway** station also with Elizabeth Line connection & town centre. Road connections are A4 and M40 motorway.

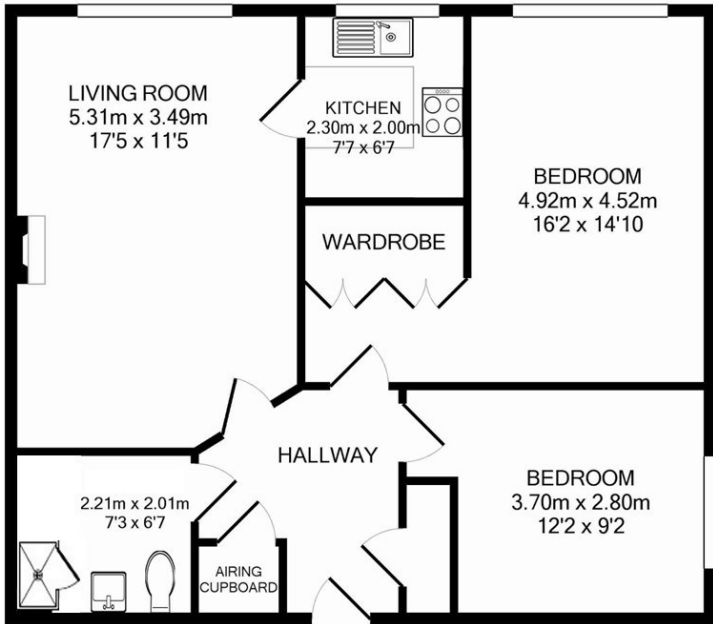
Retirement property for over 65s - a 2-bedroom third-floor (top) purpose-built flat offered in good decorative order.

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

With passenger lift, communal sitting room, library, gymnasium, communal laundry room and a craft room.

There is a landscaped communal rear garden and the parking facilities is unallocated.





Total Approx. Floor Area 61.6 Sq.M. (663 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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Length of lease = 125 years less 8 years as current residents
 (subject to confirmation)

Service charge = £4,049.12 per annum (subject to confirmation)

Ground rent = £432.00 per annum (subject to confirmation)

EPC Rating = E

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.

Any reference to the term "period" denotes period-style. Services, heating, appliances, any security and drainage systems have not been tested. Internal photographs are reproduced for general information only and it must not be inferred that any item shown therein is included with the property. Where double-glazing is mentioned, it must not be inferred that each and every door and window in the property is double-glazed. Trade Names: Where trade names are mentioned, you are advised to verify these with the vendor to your own satisfaction. All property measurements are approximate and have been taken with an electronic tape into bays and alcoves as appropriate. These particulars do not form part of any offer or contract nor can their accuracy be relied upon by purchasers, who should satisfy themselves by inspection or otherwise. Neither Grimshaw & Company nor any person in their employment has any authority to make or give any warranty whatever in relation to any property. No responsibility can be accepted for any loss of expenses incurred in viewing in relation to any property.

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Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD

