

QUILLIAM

Warton Court
London

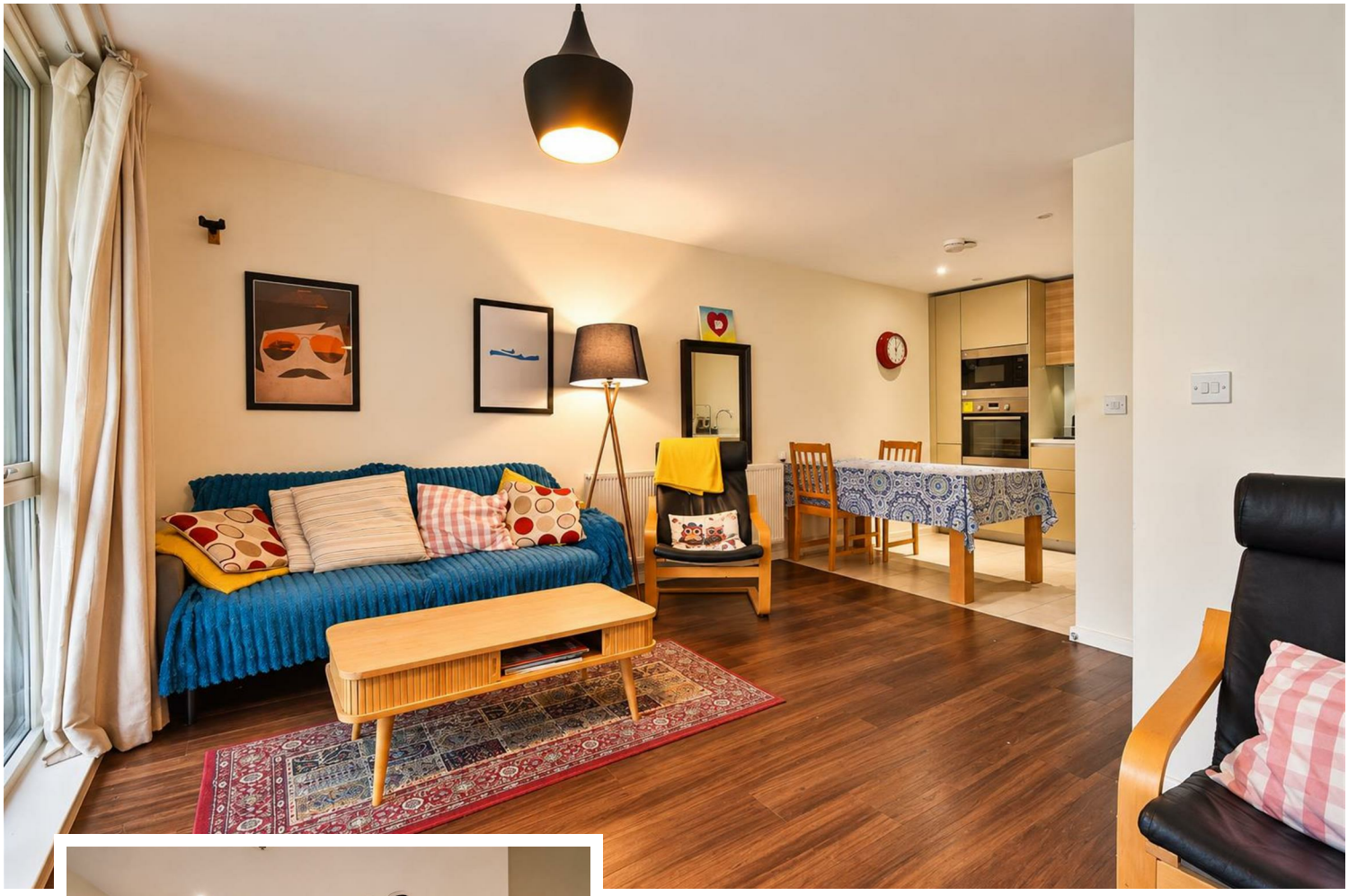
- No Onward Chain
- Private Balcony
- Overlooking South Acton Park
- Sizeable Double Bedroom
- Ample Storage
- Large Reception Room
- Local Amenities
- Walking Distance to Gunnersbury Park
- (circa) 0.6 miles to Acton Town Station
- (circa) 0.1 miles to South Acton Station

£395,000

Leasehold













Property Description

Located in South Acton, this delightful apartment offers an excellent combination of modern living, space and convenience. Extending to approximately 580 sq ft, the property provides well-proportioned accommodation throughout.

The property features a spacious open-plan reception room and kitchen, offering a versatile living space ideal for both relaxing and entertaining. The double bedroom provides a comfortable and peaceful retreat, complemented by a well-appointed bathroom. The apartment also benefits from ample storage throughout.

A particular highlight is the private balcony, which enjoys an attractive outlook over South Acton Park. This provides the perfect spot to enjoy a morning coffee or unwind at the end of the day.

The property is conveniently positioned close to local transport links and amenities, making it ideal for commuters and those looking to enjoy the surrounding area. Offered to the market with no onward chain, this apartment presents an excellent opportunity for first-time buyers and investors alike.

Disclaimer
Information provided in this listing is for general guidance only and should be verified before proceeding. We have not tested any fixtures, fittings, services, or appliances. Measurements are approximate, and the photographs are intended solely as an illustrative guide. The details have been supplied by the client, and we rely on their accuracy.
Photography Disclaimer: Some property photographs have been professionally enhanced using AI-assisted editing to improve lighting, exposure, colour and clarity. No material features of the property have been added, removed or altered. Images are intended to provide a fair and accurate representation of the property.

Accommodation

Hall

Utility Room

Reception
14'4" x 12'8"

Kitchen
9'2" x 8'7"

Balcony
12'8" x 4'4"

Bedroom
13'5" x 11'3"

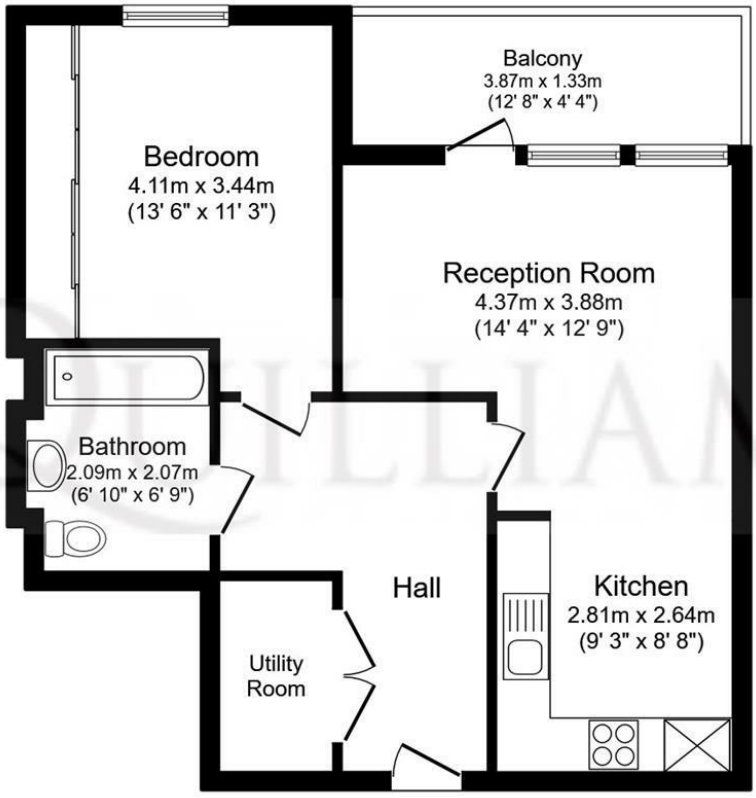
Bathroom
6'10" x 6'9"





Property Information

We have been informed by our Vendor of the following information:
Tenure: Leasehold
Term of Lease: 250 years from 12/10/2011 (approximately 235 years remaining)
Service Charge £1,848 per annum, reviewed annually by the Management Company
Ground Rent £200 per annum
EPC (Energy Performance Certificate) Rating: EPC taking place Tuesday 24th Nov
London Borough of Ealing Council Tax Band: B
Council Tax Payable for 2026/27 £1,663.29 per annum
The annual Council Tax charge has been supplied in good faith and is for the period 2026/27. It will likely be reviewed and changed by the Local Authority the following year and could be subject to an increase after the end of March.
Parking: Street Parking Resident's Permit Required and Underground Parking Spaces available upon application

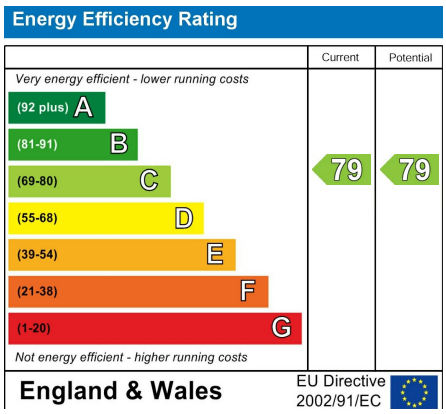


Third Floor

Total floor area: 53.9 sq.m. (580 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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





QUILLIAM
Since 1999

206 High Street
Brentford
TW8 8AH

020 8847 4737
info@quilliam.co.uk
https://www.quilliam.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements