



**Pegasus Court, Horn Lane, Acton, London W3 6PT**  
**Price: £325,000 Leasehold - No Chain**

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.

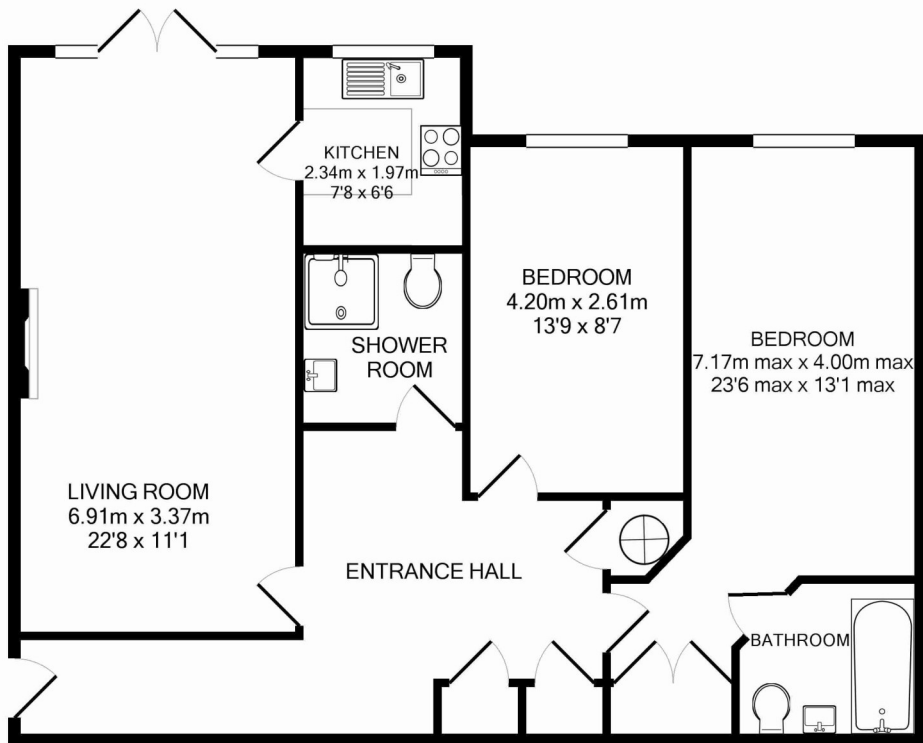
**Retirement property for over 65s - an unusually spacious and luxurious second-floor purpose-built retirement flat with Juliet balcony overlooking landscaped communal garden.**

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

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

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





Total Approx. Floor Area 81.5 Sq.M. (878 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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(Photographs taken previously)

Length of lease = 99 years (subject to confirmation)

Service charge = £5,501 per annum (subject to confirmation)

Ground rent = £450 per annum (subject to confirmation)

EPC Rating = B

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.**

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01.11.2023 Ref: 9785

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