



166 Manor Park Road
Harlesden
London
NW10 4JT
T 020 8965 2250
E sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Acton Lane, London, NW10 7AL

Asking Price £450,000 Leasehold



KEY FEATURES:

- LONG LEASE
- 3 BEDROOMS
- 2 BATHROOMS
- 1 RECEPTION
- BALCONY
- 3RD FLOOR
- LIFT ACCESS
- GOOD SECURITY

MODERN APARTMENT LIVING, LOCK UP AND GO!

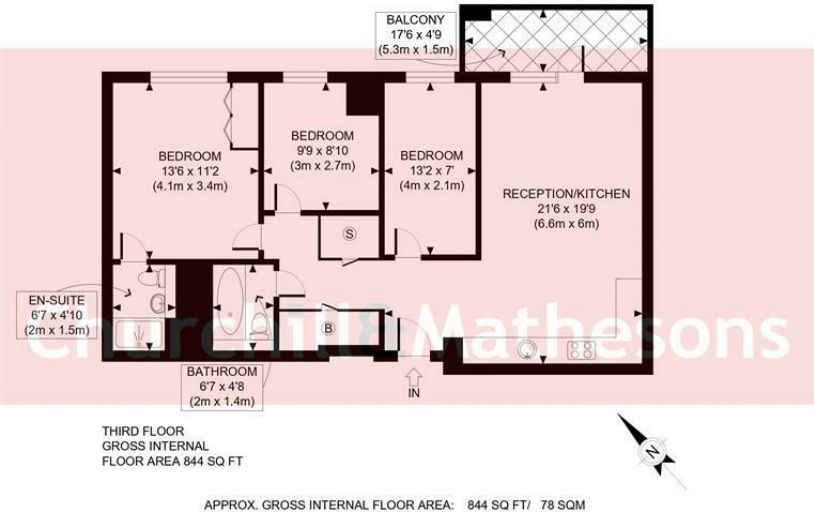
Nestled in the vibrant area of Acton Lane, London, this modern apartment on the 3rd floor offers a perfect blend of comfort and convenience. Spanning an impressive 844sqft, the property boasts 3 well-proportioned bedrooms, making it an ideal choice for families or professionals seeking extra space.

Upon entering, you are welcomed into a bright and airy modern kitchen/diner/reception perfect for entertaining or relaxing after a hard day at work. The contemporary design is complemented by 2 stylish bathrooms (MES). It also features the latest in modern living, with high-quality finishes and fixtures throughout.

One of the standout features of this property is the delightful balcony, providing a private outdoor space to enjoy fresh air. The apartment block is equipped with security access and a lift for your convenience.

It is located close to West Acton (Central Line), Harlesden (Bakerloo Line), and Acton Main Line (Elizabeth Line) offering quick access to Bond Street in just 20 minutes. Being Close to Asda Superstore, ensures convenience and hassle free shopping.

call us today to book a viewing.



PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/- 6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.