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**Churchill & Mathesons**

Erconwald Street, London, W12 0BP

Asking Price £500,000 Freehold



**KEY FEATURES:**

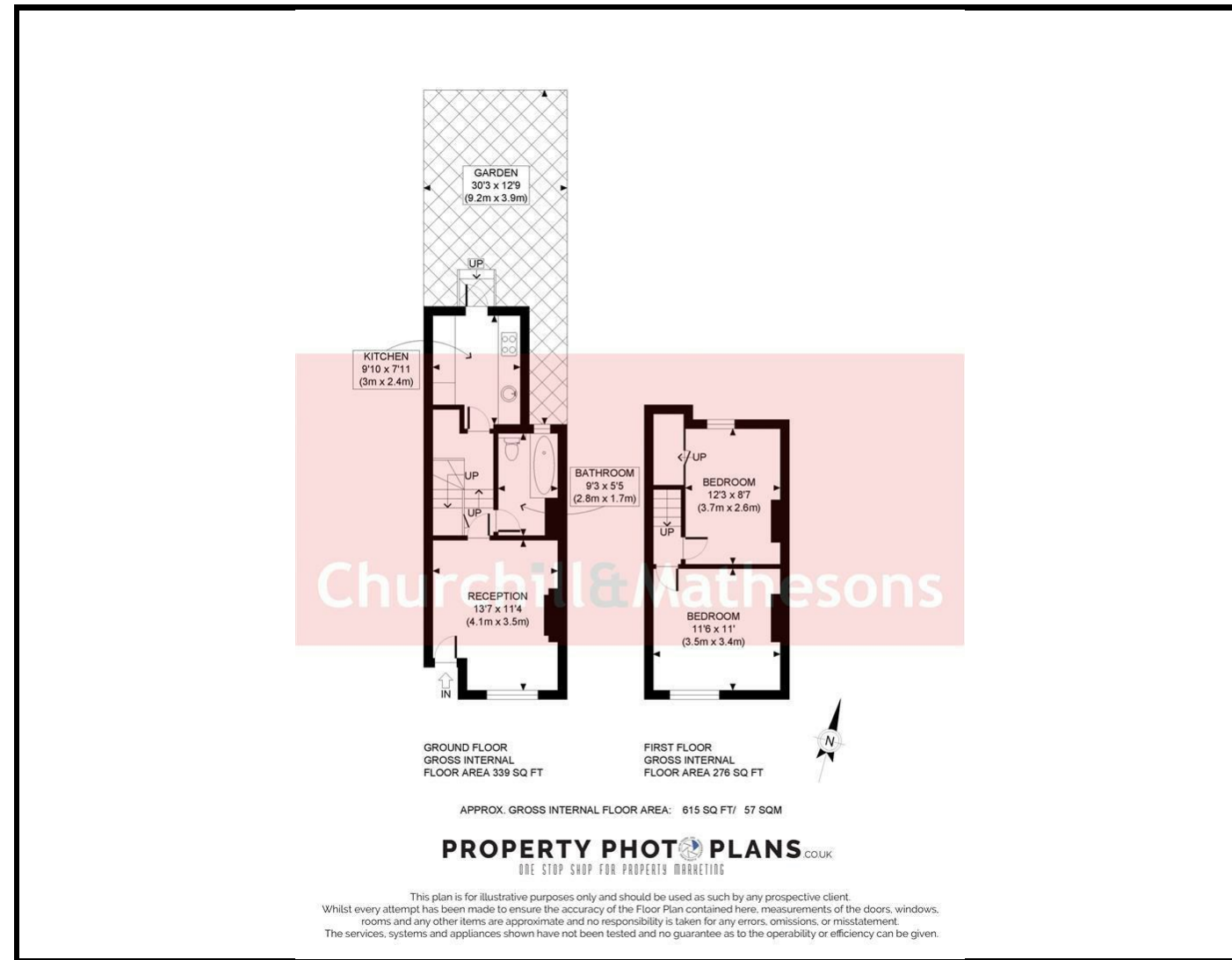
- TWO BEDROOM
- TERRACED HOUSE
- SPACIOUS RECEPTION ROOM
- SEPERATE KITCHEN
- REAR GARDEN
- CLOSE TO EAST ACTON STATION

A WONDERFUL TWO BED MID-TERRACED HOUSE CLOSE TO EAST ACTON STATION.

The property comprises of a small hall, spacious reception room, separate kitchen with doors leading to a private rear garden, bathroom, first floor landing and two bedrooms.

Erconwald Street is located close to independent cafes and shops. Hammersmith Hospital and Wormwood Scrubs green space are also both a short walk away. Local transport links including East Acton Station (Central Line - Zone 2) offering quick and frequent trains to Westfield Shopping Centre and Central London is moments away and for motorists there is easy access to the A40 providing a direct route to and from central London and further West. London Borough of Hammersmith & Fulham. Council Tax Band D.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.