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**Churchill & Mathesons**

Warple Way, London, W3 7DQ

Asking Price £425,000 Leasehold



**KEY FEATURES:**

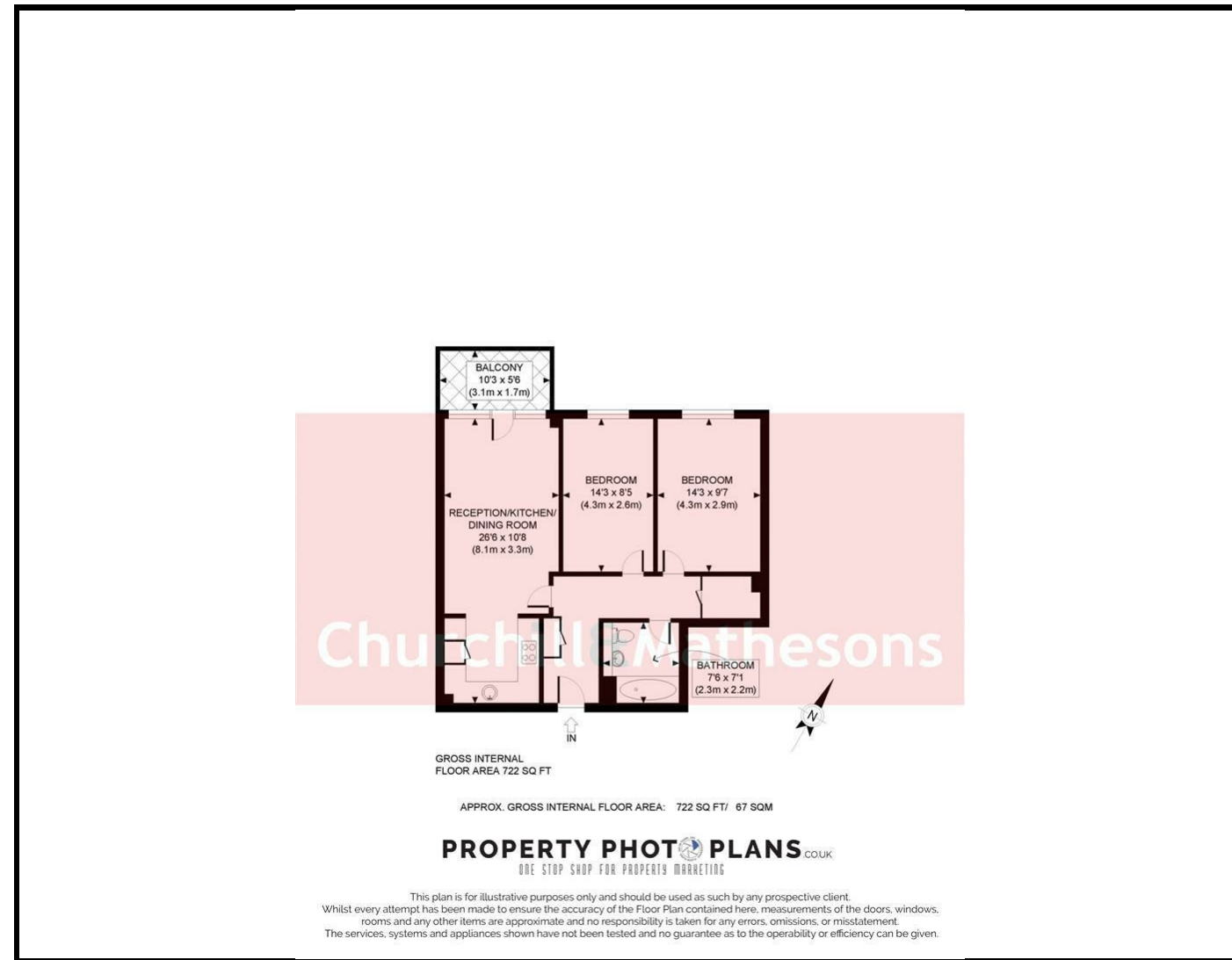
- TWO BEDROOM APARTMENT
- FIFTH FLOOR
- OPEN PLAN RECEPTION ROOM / KITCHEN
- WELL PRESENTED
- BALCONY
- CLOSE TO SHOPS

A WELL PRESENTED FIFTH FLOOR TWO BEDROOM APARTMENT BEING OFFERED AT FULL PRICE OR WITH 25% SHARED OWNERSHIP.

The property features a spacious modern open plan kitchen/reception room with doors leading to a BALCONY, two bedrooms and family bathroom.

Warple Way is located close to a large range of shops, independent cafes and restaurants and local schools and nurseries. Acton Park is a short walk away offering green spaces, tennis, football and basketball courts, pond, children's play area and cafe. The nearest stations are Acton Central (National Rail), while motorists will find quick and easy routes into and out of Central London and the West End via the A40. Local Authority 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>84</b>	<b>84</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 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.