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**Churchill & Mathesons**

Braid Avenue, London, W3 7TU

Offers In Excess Of £700,000 Freehold



**KEY FEATURES:**

- END OF TERRACE HOUSE
- THREE BEDROOMS
- 912 SQ FT / 85 SQ M LIVING SPACE
- NO CHAIN
- OFF STREET PARKING
- 37FT / 18 M REAR GARDEN
- POTENTIAL TO EXTEND INTO LOFT

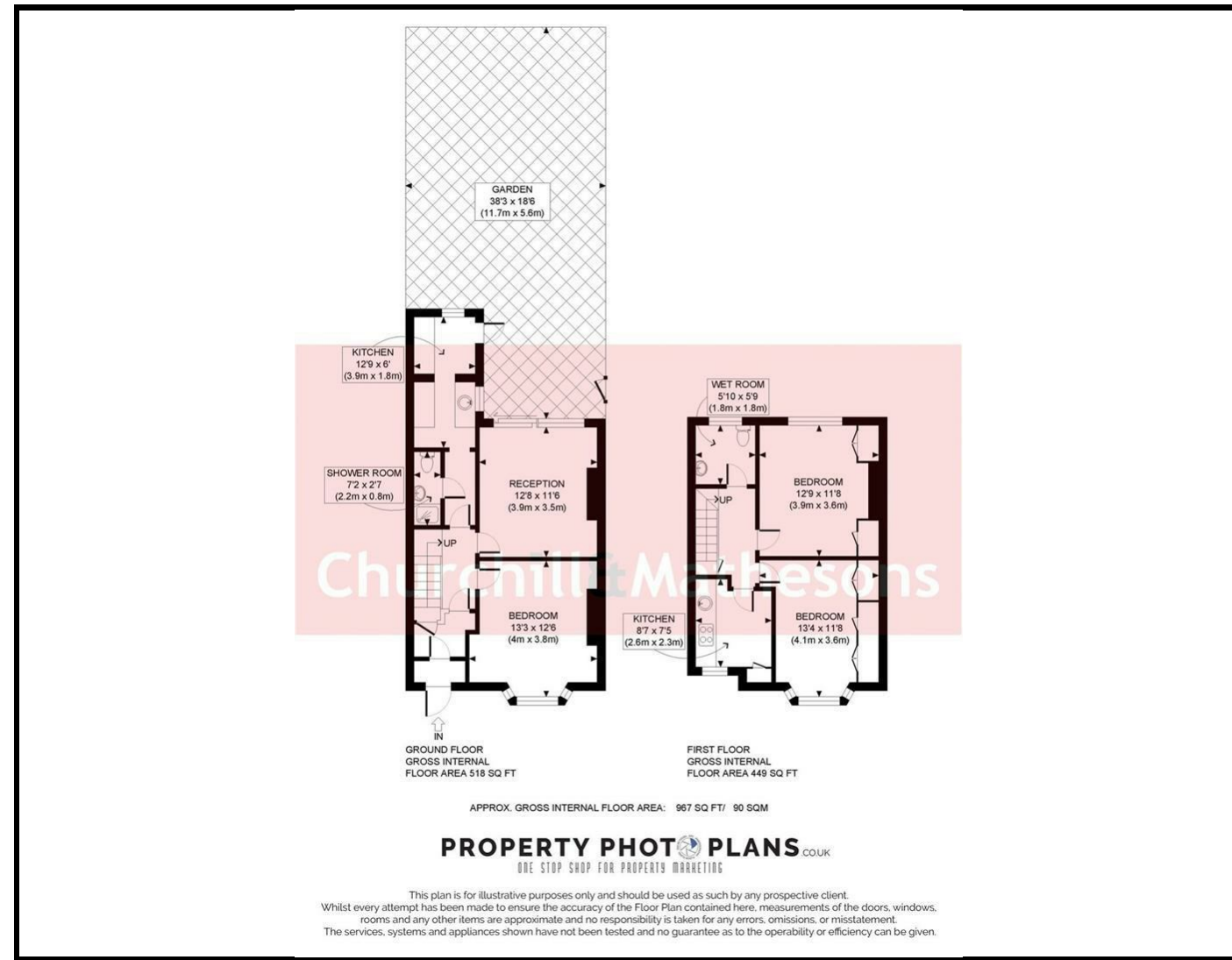
A THREE BEDROOM END OF TERRACE HOUSE recently refurbished to high standards.

Providing 967 SQ/FT / 90 SQ/M of living space the property comprises of storm porch leading into entrance hall, a guest toilet, reception room, kitchen and separate bedroom on the ground floor, two bedrooms, bathroom and a kitchen on the first floor.

The property further benefits from OFF STREET PARKING TO THE FRONT and large rear garden. There is also scope to extend to the rear and into the loft subject to usual planning consents.

Braid Avenue is a quiet cul-de-sac located directly off the Western Avenue (A40) with bus routes available and either East Acton (Central Line - Zone 2) or Acton Main Line Station (soon to be cross rail) being the closest stations. Local Authority London Borough of Ealing. Council Tax Band E.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
	<b>52</b>	<b>78</b>
<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.