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Churchill & Mathesons

Acacia Road, London, W3 6HF

Asking Price £450,000 Leasehold



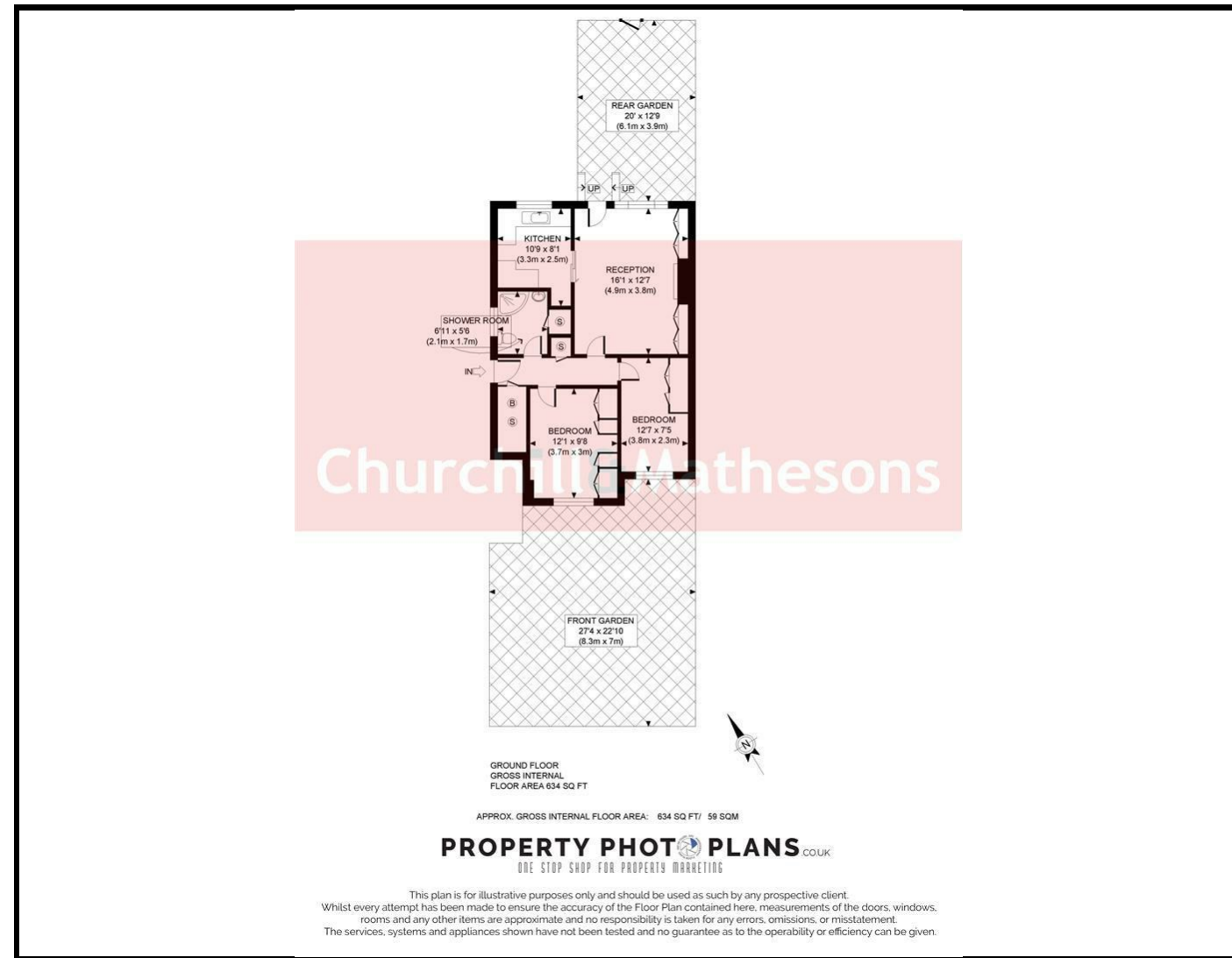
KEY FEATURES:

- CHAIN FREE
- QUIET NEIGHBOURHOOD
- OFF STREET PARKING
- CLOSE TO SHOPS AND RESTURANTS
- CLOSE TO PUBLIC TRANSPORT (ELIZABETH AND OVERGROUND)
- ACCESS ONTO A40
- FRONT AND REAR GARDEN
- GREAT PARKS NEARBY

GROUND FLOOR 2 BED FLAT IN PERFECT LOCATION FOR SALE

Churchill & Mathesons is proud to present this bright sunny well decorated 2-bedroom ground floor flat with built in cupboards and wooden floors. It comprises a large living room leading out the back, a separate well-appointed kitchen and 1 bathroom with a shower. There is a well-established south facing front garden and small patio garden at the rear. Direct access from the flat to parking around the back makes this the perfect home.

Located 0.4miles from Acton Main (Elizabeth Line), 0.5miles to Acton Central (Overground). Easy road access to the A40. Close to Morrisons, shops, petrol station, doctor's rooms, post office, amazing restaurants on Churchfield Road, kindergarten and primary schools.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 75 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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.