



Fitzneal Street, London, W12 0BA

Asking Price £425,000 Freehold



**KEY FEATURES:**

- CENTRALLY LOCATED
- CLOSE TO EAST ACTON STATION
- QUIET NEIGHBOURHOOD
- NO CHAIN
- FREEHOLD
- GREAT SOUTH FACING GARDEN
- CONSERVATION AREA
- NEW ROOF
- DOUBLE GLAZE WINDOWS

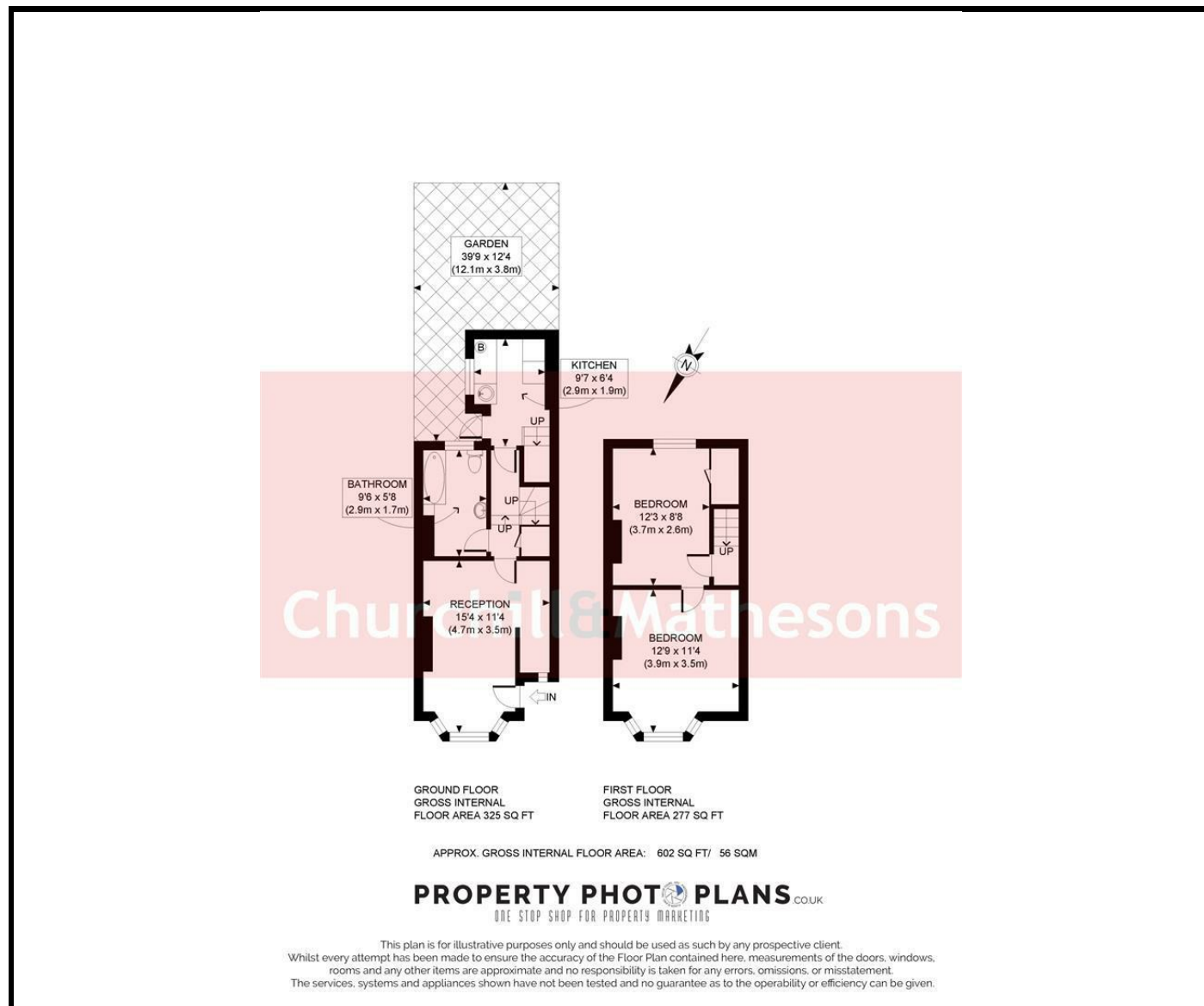
A HOUSE FOR SALE ONLY 2MIN FROM EAST ACTON STATION

Churchill & Mathesons is proud to present this rare find. A Freehold terrace house with NO CHAIN perfectly located close to everything and located in a conservation area Old Oak & Wormholt, W12.

Ground floor: Living room, downstairs bathroom, well-appointed kitchen leading out onto a SOUTH facing garden.

Upstairs: 2 good size bedrooms main with a bay window and 2nd overlooking the garden has a built-in cupboard. The garden offers outdoor entertainment and could be perfect for pets.

Calling all 1st time buyers to view this today. This one will go fast.



**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		

**England & Wales** 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		

**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.