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Churchill & Mathesons

Erconwald Street, London, W12 0BS

Asking Price £300,000 Freehold



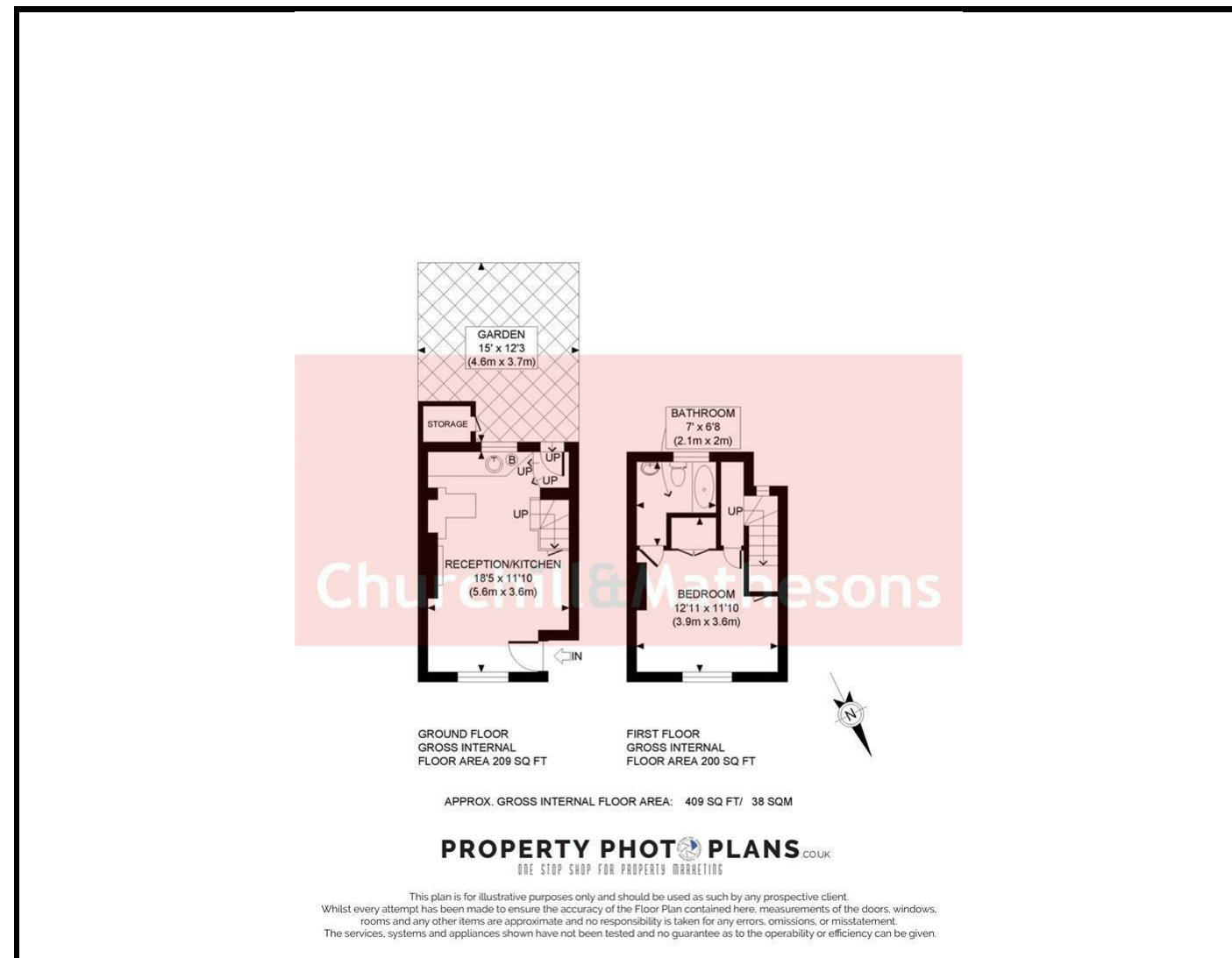
KEY FEATURES:

- FREEHOLD
- 1 MIN WALK TO EAST ACTON STATION
- CLOSE TO SHOPS, RESTURANTS, SCHOOLS
- EASY ACCESS TO A40
- 0.3ML FROM WORMWOOD SCRUBS
- 0.5ML TO LIDL SUPERMARKET
- 1.9ML FROM WESTFIELDS SHOPPING CENTRE

DOUBLE STOREY 1 BEDROOM FREEHOLD HOUSE FOR SALE

Churchill & Mathesons is proud to present this end terrace HOUSE that is perfect for 1st time buyers looking for a FREEHOLD house with SOUTH facing outside space. This circa 400sqft house has an open plan kitchen and living room leading out into a rear communal area. Upstairs a double bedroom en-suite completes this rare find. Options for rear EXTENTION on the ground floor subject to planning permission.

Situated in Old Oak & Wormholt Conservation Area and only 0.8miles from the Old Oak Common Station (HS2)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.