



East Acton Lane, London, W3 7ES

Asking Price £375,000 Leasehold



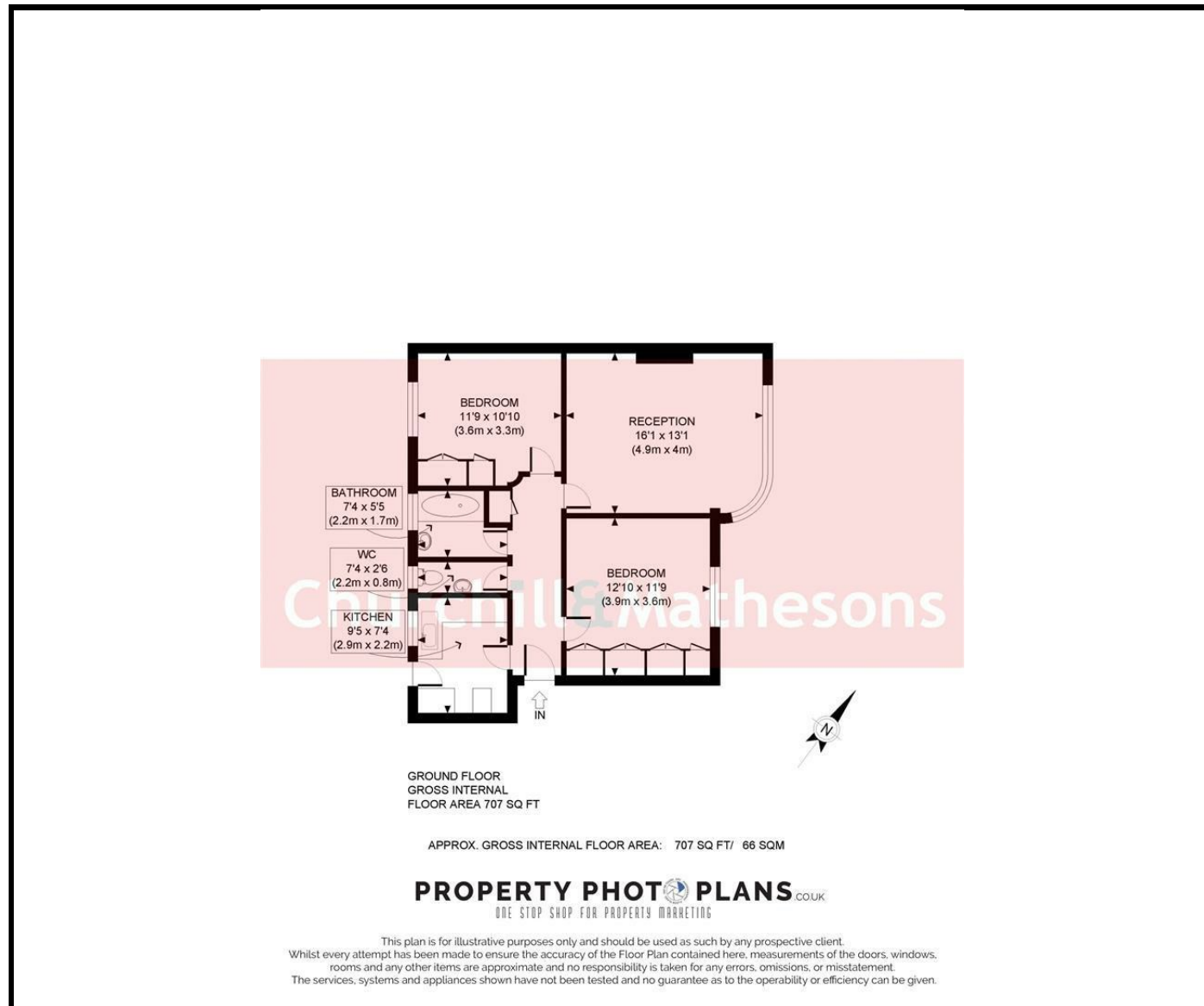
**KEY FEATURES:**

- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- MODERN DESIGN
- SEPARATE KITCHEN
- COMMUNAL OUTDOOR SPACE

A 707sqft TWO BEDROOM GROUND FLOOR FLAT.

The property features an ART DECO style building and comprises of entrance hall, kitchen, two double bedrooms, lounge, bathroom with separate WC and access to a communal outdoor space. A great investment with ON-SITE, OFF-STREET PARKING AVAILABLE. 109 year Lease

The property is conveniently located near Acton Main Line (Elizabeth line and North London overground line) station, East Acton Underground Station, the A40/M40 offering easy access to Westfield Shopping Centre, The West End, Central London and out of London. The property is also within walking distance of local shops, schools, restaurants and Acton Park.



**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>	71	77
(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.