



East Acton Lane, London, W3 7HB

Offers In Excess Of £1,650,000 Freehold



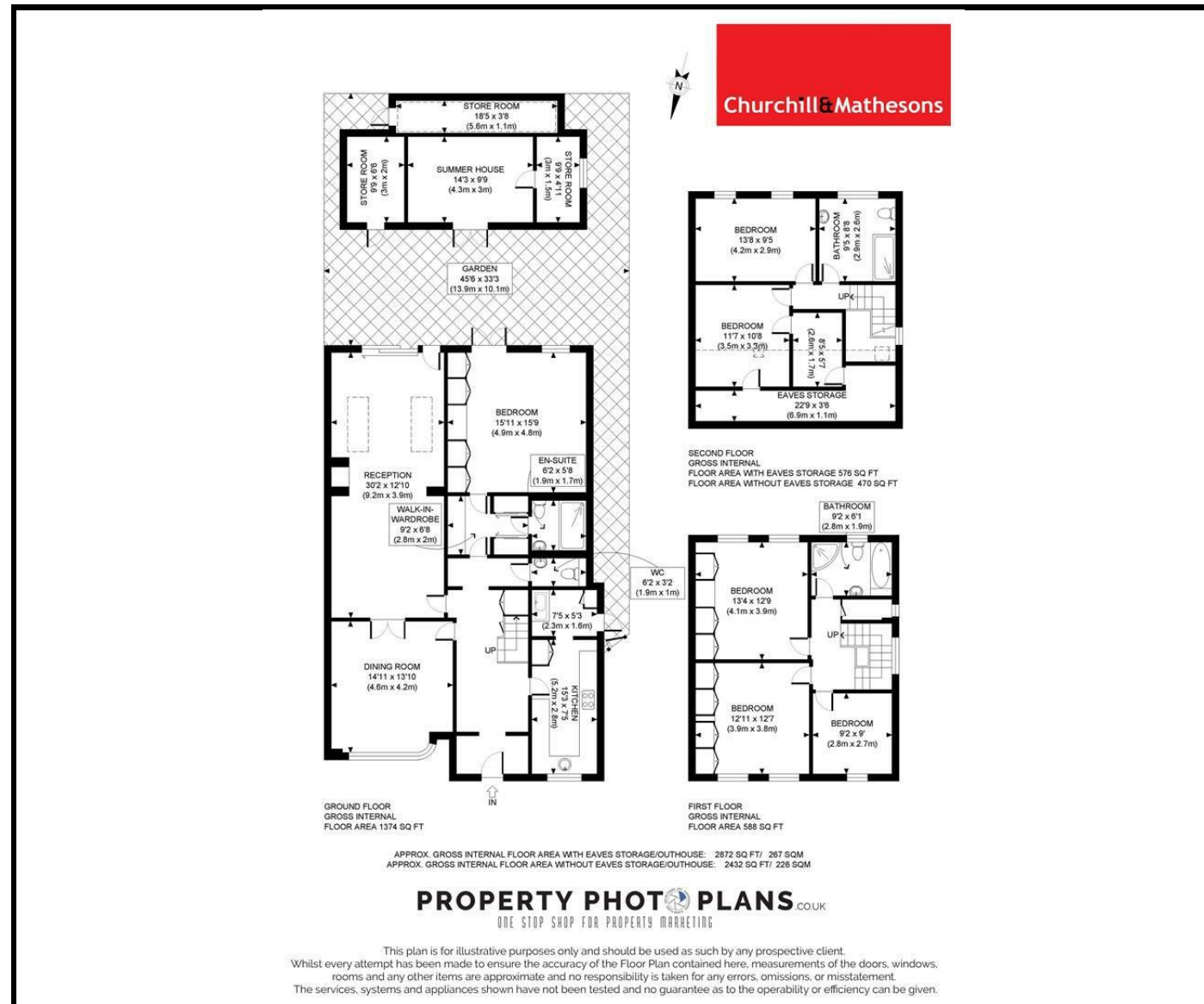
**KEY FEATURES:**

- 6 BEDROOMS
- SOUTH FACING GARDEN
- SUMMER HOUSE
- FULLY REFURBISHED
- PARKING FOR 2/3 CARS
- ELEGANT
- SORT AFTER AREA

**A MODERN 6 BEDROOM SEMI-DETACHED HOME FOR SALE**

Churchill & Mathesons is proud to present this fabulous modern home, a combination of marble and wood, low lights, air conditioners and much more. REFURBISHED TO A HIGH STANDARD with an emphasis on entertainment. The large double living room opens onto a low maintenance south facing garden with a summer house. A bespoke separate kitchen, 6 bedrooms 4 bathrooms (main en-suite) a guest toilet, and LARGE DRIVEWAY FOR TWO/THREE CARS. 2419 SQ/FT (224 SQ/M) of living space.

Situated in a vibrant West London location, Acton is a leafy London area with a wide range of parks, shops & restaurants, whilst also convenient for transportation links including Acton Central (Zone 2) & the new Elizabeth Line and HS2 offering high speed trains to Central London and The West Midlands. While motorists have access to the A40 giving easy access into Central London & further west. Local Authority London Borough of Ealing. Council Tax Band F.



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>		<b>55</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.