18 Old Oak Common Lane
Acton
London
W3 7EL
T: 020 8749 9798
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill&Mathesons

22-24 Somerset Rd, London, W13 9PB
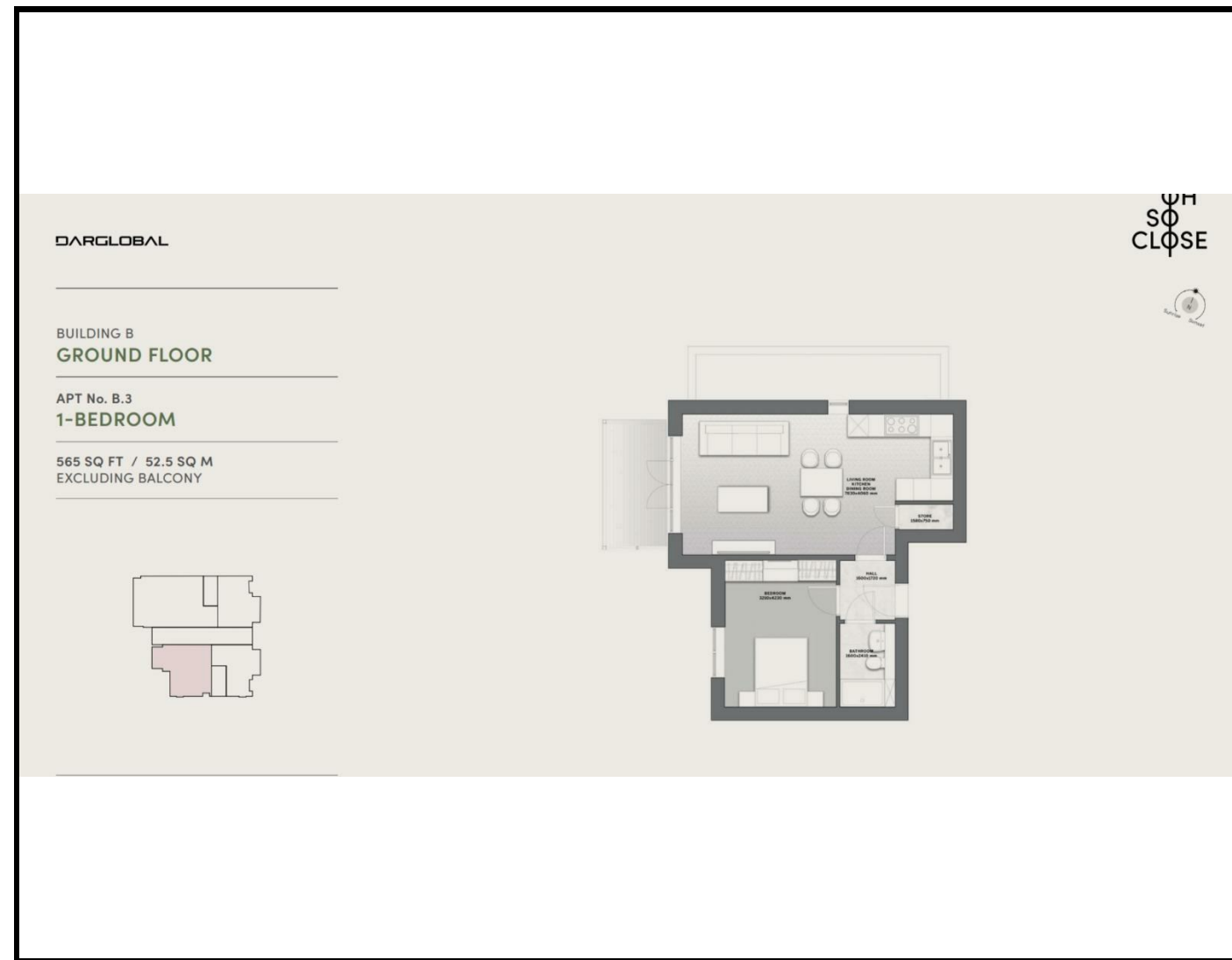
Asking Price £535,000 Leasehold

KEY FEATURES:

- 1 BEDROOM
- SPACIOUS BALCONY
- 1 BATHROOM
- COMMUNAL GARDEN
- GROUND FLOOR FLAT
- NEW BUILD
- 999 YEAR LEASE

PREMIUM APARTMENTS FOR SALE

Experience the elegance of this newly constructed one-bedroom new build flat, situated on the ground floor and features a generous southwest facing balcony, providing breathtaking views of the communal garden. With floor-to-ceiling vaulted windows with an abundance of natural light. The living room boasts exquisite herringbone flooring complemented by underfloor heating, while the bedrooms offer luxurious carpeting enhanced by underfloor heating.

Tucked away in the Ealing neighbourhood. With the West Ealing Station just a short 10-minute walk away, Central London becomes effortlessly accessible in just under 20 minutes via the Elizabeth line.
Viewing is highly recommended.

DARGLOBAL

OH
SO
CLOSE

BUILDING B
GROUND FLOOR

APT No. B.3
1-BEDROOM

565 SQ FT / 52.5 SQ M
EXCLUDING BALCONY

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		

England & Wales   EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.