



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 £550,000 Leasehold



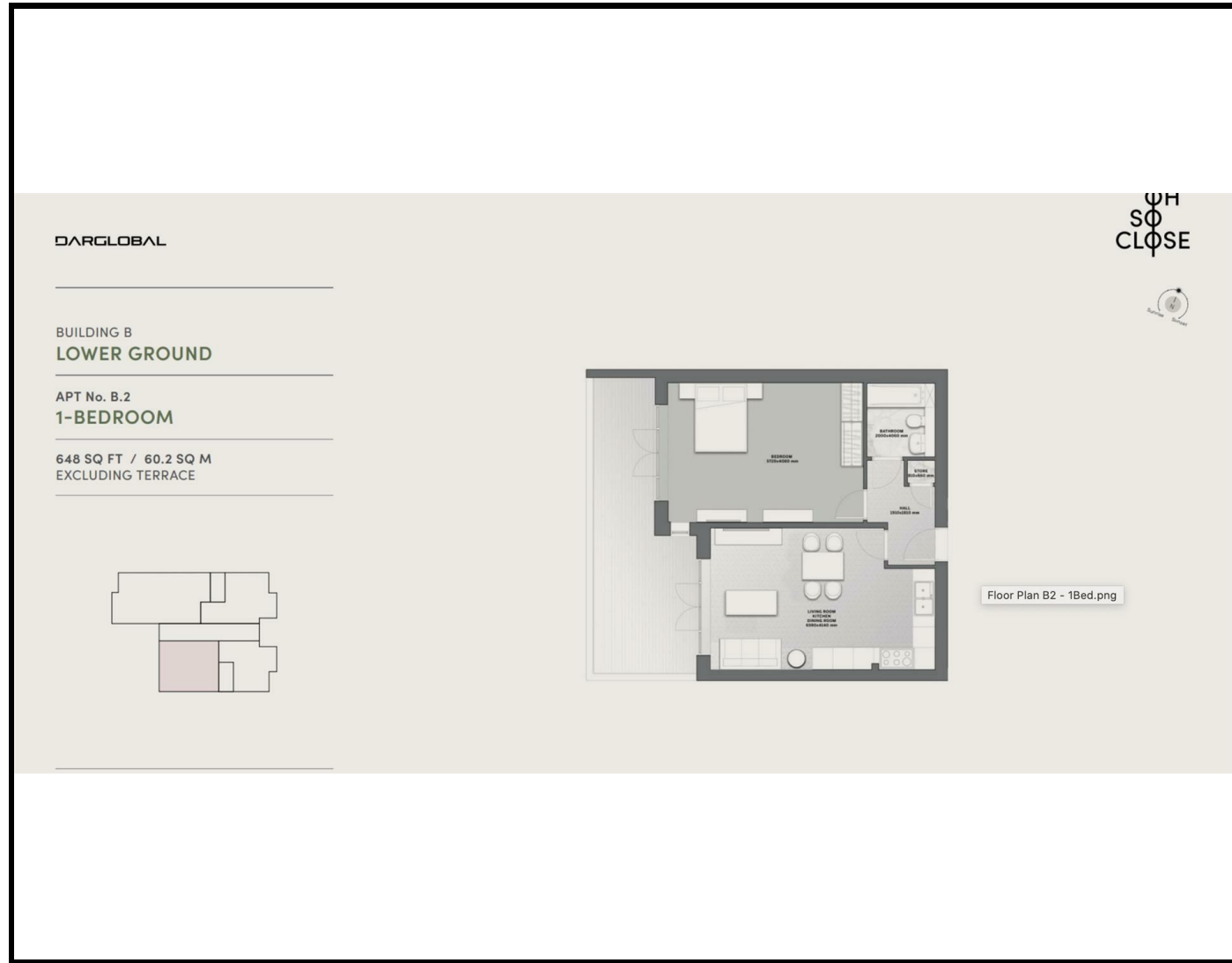
KEY FEATURES:

- 1 BEDROOM
- SPACIOUS WALL PATIO
- 1 BATHROOM
- COMMUNAL GARDEN
- LOWER GROUND FLOOR FLAT
- 999 YEAR LEASE

PREMIUM APARTMENTS FOR SALE

The charming one-bedroom apartment on the lower ground level offers a spacious indoor-outdoor living area with convenient access to a communal garden. The apartment is south-west facing, allowing for plenty of natural light to flood the space. The bedroom is a generous size, approximately 23.5 square meters in area. one spacious walled patio accessible from French doors in both the living room space and the bedroom. 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.



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 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.