



Anderson Close, Acton, London W3 6YJ

Asking Price £320,000 Leasehold



KEY FEATURES:

- Spacious double bedroom
- Open plan reception room
- Fully fitted kitchen
- Modern bathroom
- Parking

IMMACULATE 2ND FLOOR FLAT WITH VIEWS

Welcome to this charming 394sqft 1 bedroom, 1 bathroom flat in good condition located in the desirable Anderson Close, North Acton. This property boasts a cosy double bedroom, perfect for unwinding after a long day. The open-plan reception room and well equipped kitchen with breakfast bar offers versatile space for both relaxing and entertaining, making it ideal for modern living.

Additionally, there are large communal gardens and a private parking space for one vehicle adds a practical touch to this lovely flat.

Don't miss the opportunity to own this delightful property in a sought-after location. Contact us today to arrange a viewing and envision the potential this flat holds for you!

RECEPTION/ KITCHEN
18'6" x 12'11"
(5.6m x 3.9m)

BATHROOM
9'1" x 6'
(2.8m x 1.8m)

BEDROOM
10'4" x 8'11"
(3.2m x 2.7m)

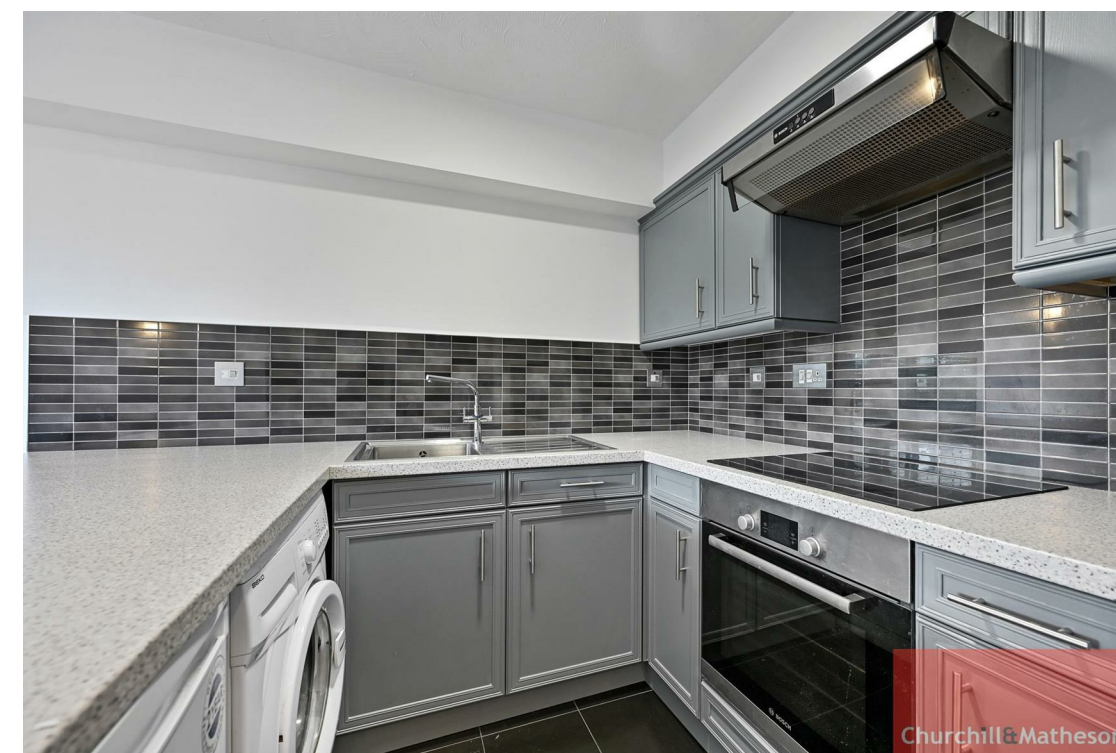
Churchill & Mathesons

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 394 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 394 SQ FT/ 37 SQM

PROPERTY PHOT PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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		
	67	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
	69	69
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.