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**Churchill & Mathesons**

Curtis Drive, London, W3 6YL

Asking Price £395,000 Leasehold



**KEY FEATURES:**

- 2 BEDROOM APARTMENT
- 1 BATHROOM
- 558sqft
- LONG LEASE
- GOOD DECORATIONS
- WOODEN FLOORS
- ACCESS A40

**A GREAT FLAT WITH A LONG LEASE**

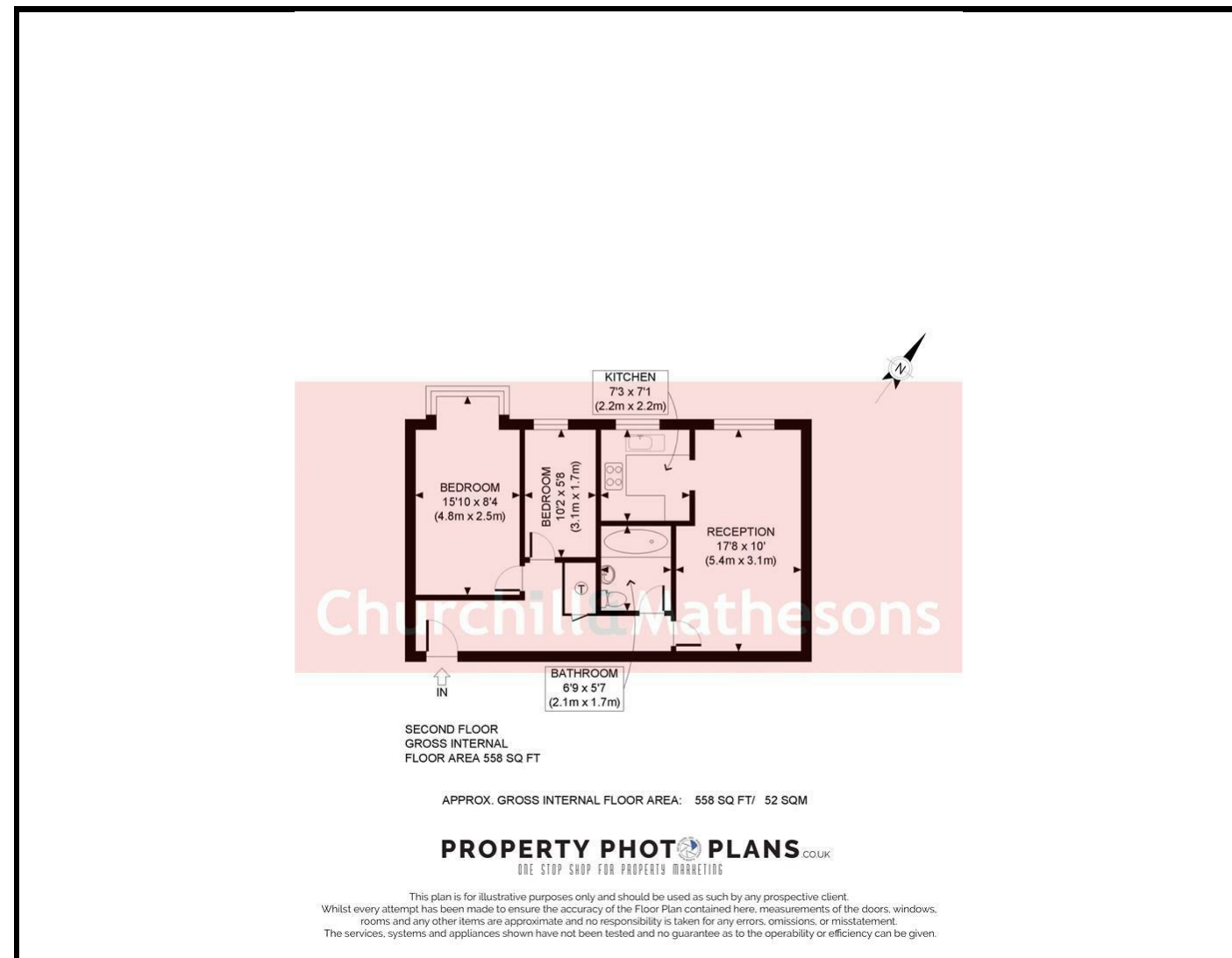
Welcome to this charming flat located on the 2nd floor at Curtis Drive in the heart of North Acton, London. With a generous 592 sq ft of space, this property offers comfortable living areas ideal for relaxing or entertaining guests. This delightful flat boasts a neat layout comprising 2 bedrooms, 1 bathroom, 1 reception room providing a cosy and inviting living space and a well-appointed fitted kitchen perfect for whipping up delicious meals.

The wooden floors add a touch of elegance and are easy to maintain, making this home both stylish and practical and there is an allocated parking for convenience.

Additionally, the property comes with the added benefit of a 158-year lease, providing long-term security and peace of mind for the future.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the charm and convenience of living in this wonderful North Acton location.





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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>76</b>	<b>83</b>
<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.