



Beech Avenue, London, W3 7LQ

Asking Price £500,000 Leasehold



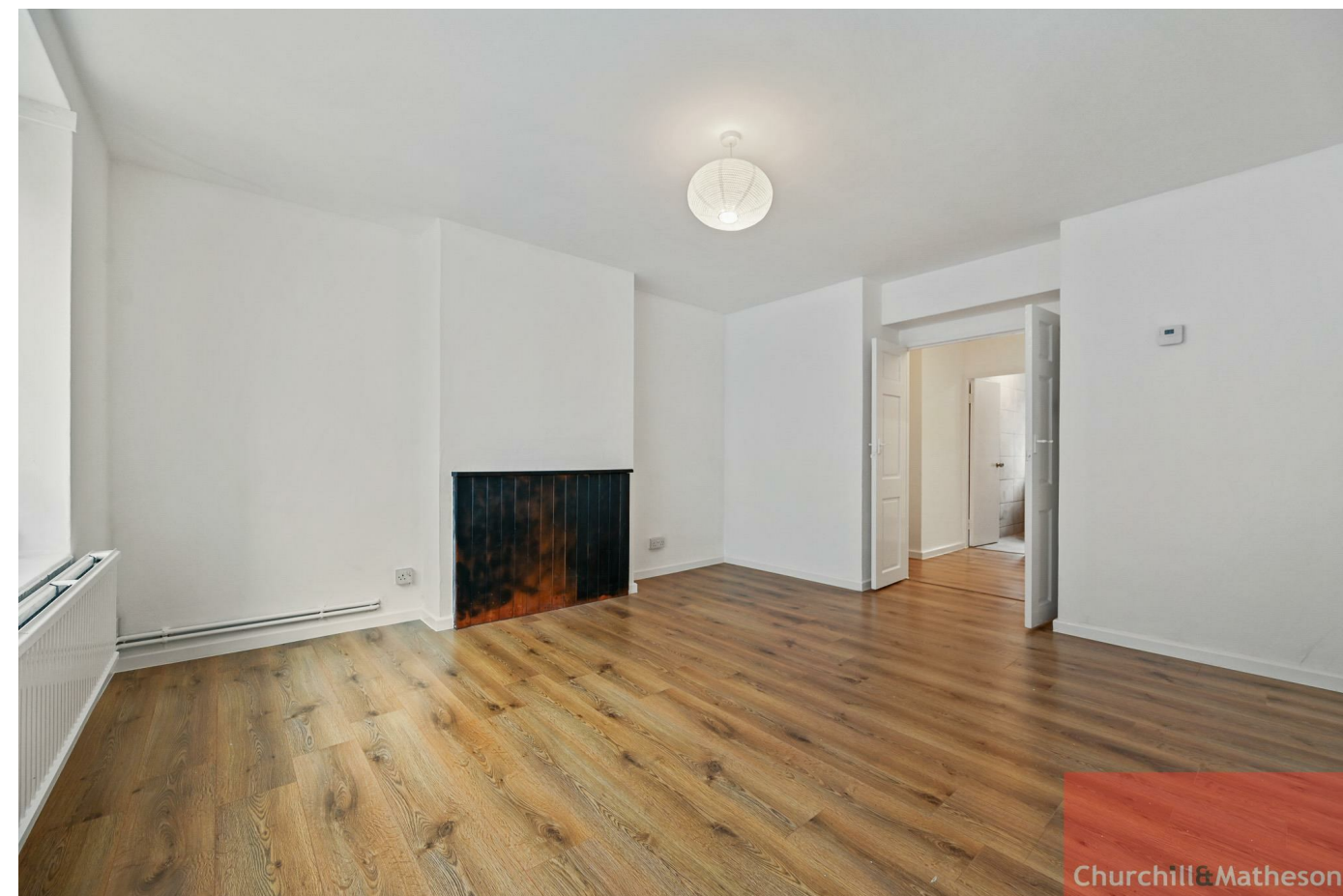
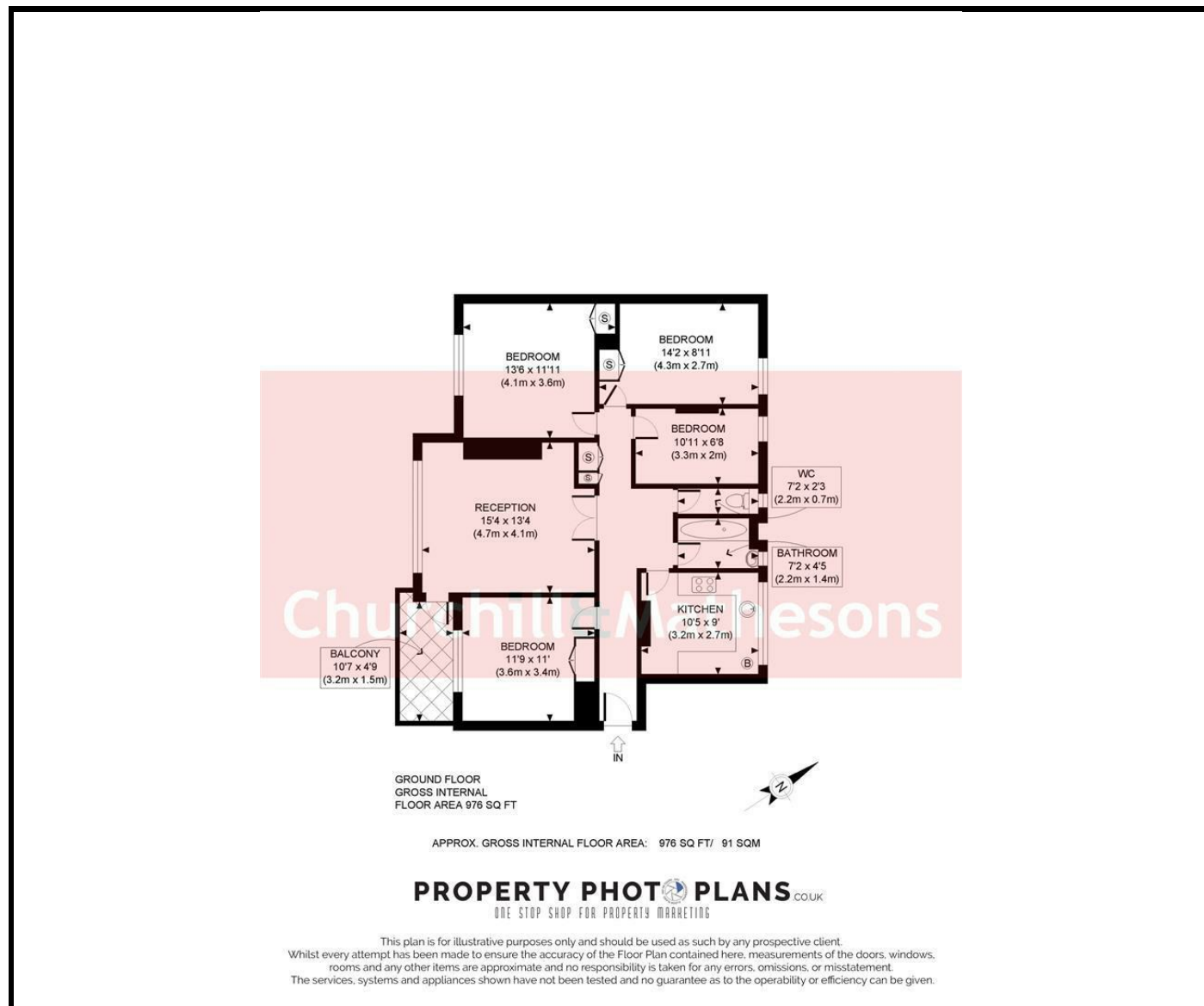
KEY FEATURES:

- NO CHAIN
- 4 BEDROOMS
- 1 RECEPTION
- 1 BATHROOM
- WC
- AMAZING LOCATION

Welcome to this charming ground floor flat on Beech Avenue in London, W3. This purpose built flat in an amazing location boasts 976 sq ft of living space, perfect for those seeking a comfortable and stylish property.

The flat boasts 1 x large reception room, 4 x bedrooms with loads of storage, the main bedroom shares the west facing balcony with the living room that's perfect for early morning coffee or evening sundowners. The property also features a well-appointed separate kitchen with loads of cupboards, 1 x bathroom and a separate toilet. Plenty of outside communal space and easy access to Acton Main line, Acton Park (Play ground, park, Putt in the Park), shops, restaurants, David Lloyd, and football pitch.)

Contact us today to arrange a viewing and take the first step towards calling Beech Avenue your new home.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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		

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.