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Offers In Excess Of £475,000 Leasehold



**KEY FEATURES:**

- SHARE OF FREEHOLD
- 2 BEDROOMS
- 2 BATHROOMS
- PRIVATE GARAGE
- LIFT ACCESS 1ST FLOOR
- COMMUNAL GARDEN
- ACTON CENTRAL
- ACTON MAIN LINE

Nestled in Shaa Road the most sort after road in Acton, W3, is this delightful 808sqft 1st floor purpose built flat has LIFT access. The flat exudes a sense of warmth and homeliness, with wooden flooring throughout adding a touch of elegance, comfort and style.

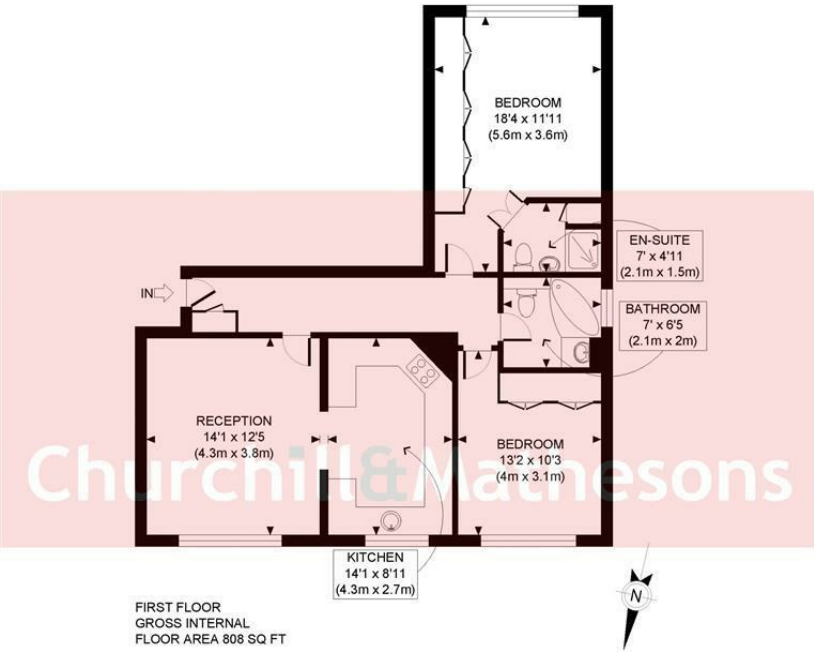
Step inside, to the right you are greeted by a spacious reception room and semi open plan modern fitted eat-in kitchen, complete with integrated appliances and granite tops for your convenience.

The property boasts two double bedrooms with loads of storage, including a master bedroom with its own en-suite shower room, providing a touch of luxury and privacy. The property also features a modern fully tiled bathroom with a corner bath, perfect for relaxing soaks to melt the day's stress away.

Parking is a breeze it's free on a first-come, first-served basis, along with a private GARAGE.

Located in walking distance to East Acton and Acton Central stations, great schools, shops, restaurants, bars, and Acton Sports Club and Park with mini golf. It also has it's own large communal garden.





APPROX. GROSS INTERNAL FLOOR AREA: 808 SQ FT / 75 SQM

PROPERTY PHOTO 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		
England & Wales	EU Directive 2002/91/EC	80

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.