



Wales Farm Road, North Acton, London W3 6UF

Asking Price £395,000 Leasehold



**KEY FEATURES:**

- LONG LEASE
- 702sqft
- 2 DOUBLE BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- SEPERATE KITCHEN
- CLOSE TO STATION

Nestled in the heart of North Acton, this charming flat on Wales Farm Road is a true gem waiting to be discovered. Boasting a generous 702 sq ft of living space, this 1st floor flat offers a perfect blend of comfort and style.

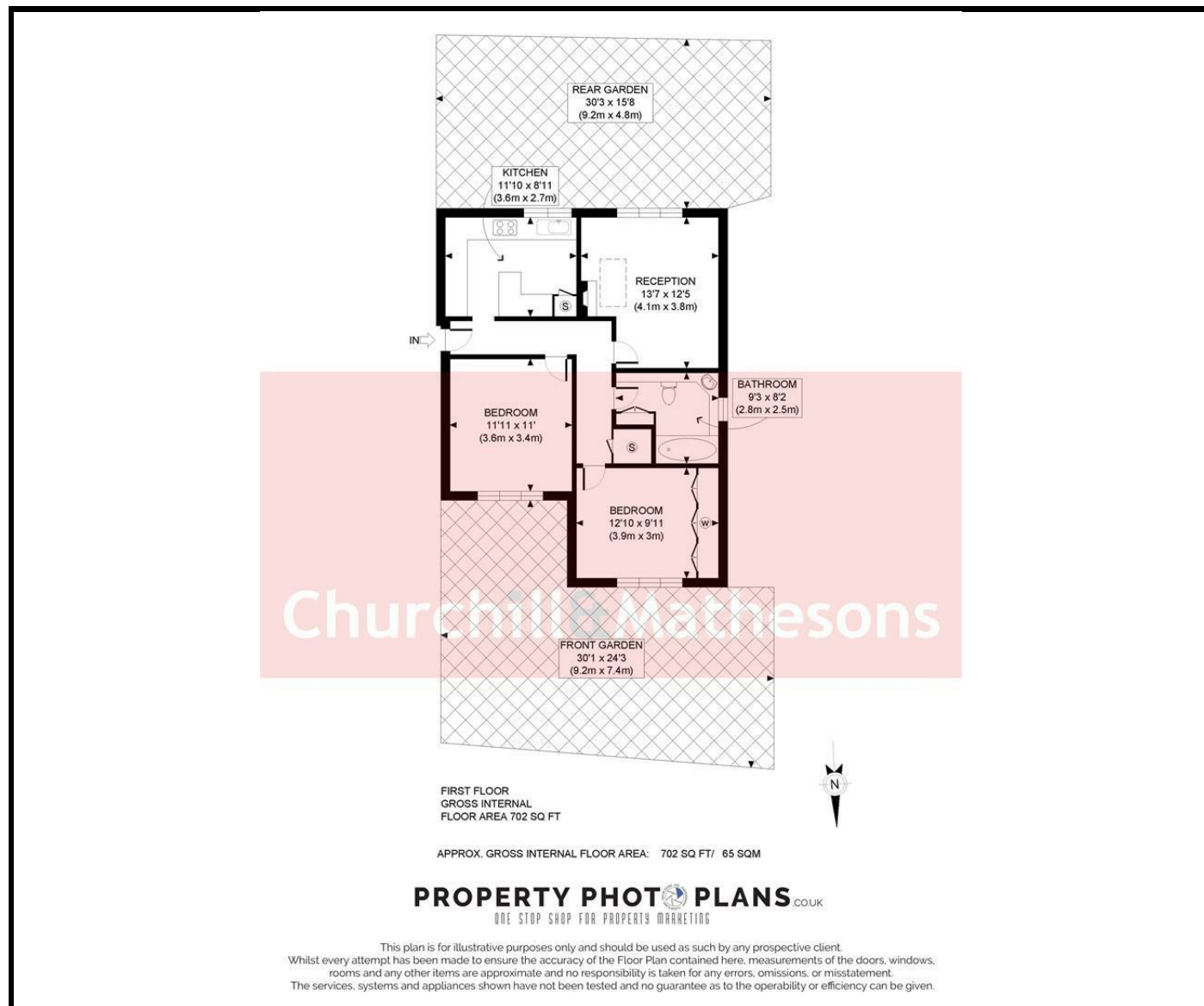
As you step inside, on the left is a fitted kitchen, complete with integrated appliances including a dishwasher, making meal preparation a breeze. Find a welcoming reception room, ideal for entertaining guests or simply unwinding after a long day. The two spacious double bedrooms provide ample space for relaxation, with the master bedroom featuring a convenient wall-to-wall fitted wardrobe. The family bathroom is full tiled.

The wooden floors add a touch of elegance, while the double glazing and underfloor heating ensure a cosy ambiance throughout the flat.

Conveniently located close to North Acton tube station, commuting to work or exploring the vibrant city of London couldn't be easier.

Book a viewing today and step into the beginning of your next chapter in this delightful North Acton flat.





**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>66</b>	<b>74</b>

**England & Wales** 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		

**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.