



18 Old Oak Common Lane
Acton
London
W3 7EL
T 020 8749 9798
E sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Erconwald Street, London, W12 0BT

Asking Price £525,000 Freehold



KEY FEATURES:

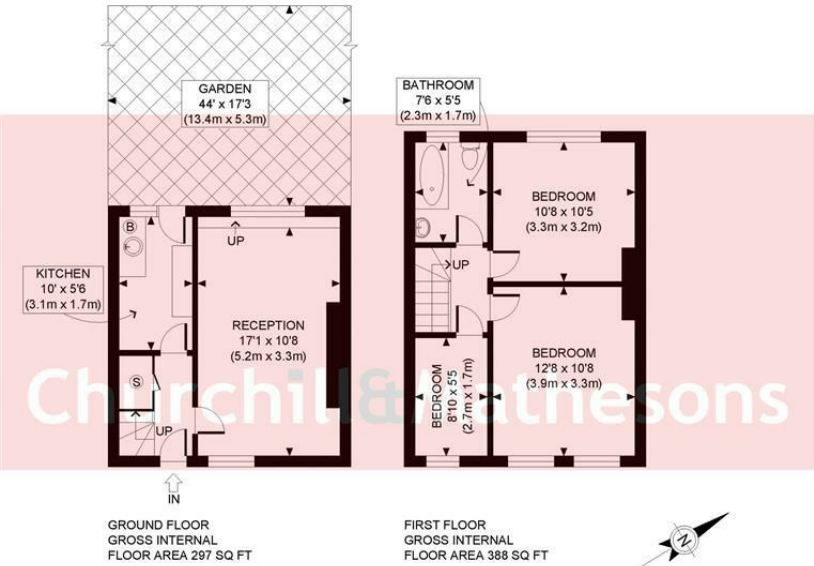
- FREEHOLD
- PRIME LOCATION
- PRIVATE GARDEN
- 3 BEDROOMS
- CLOSE TO STATION
- ACCESS TO A40

REDUCED TO SELL

Welcome to Erconwald Street, London - a charming 685sqft property that does need updating! This delightful freehold house boasts 3 bedrooms and 1 bathroom upstairs, downstairs a separate living room and kitchen leading out onto a 44ft North west facing garden. Perfect for evening sundowners and family gatherings. This mid-terrace property offers a perfect blend of warmth and functionality perfect for 1st time buyers and or a small family.

Situated in a prime location, this house is conveniently close to Wormwood Scrubs, Lidl, restaurants, pharmacies, boutiques and great schools. With easy access onto the A40 and close to East Acton Station, your daily commute can be a dream.

Don't miss the opportunity to make this charming house your own - schedule a viewing today.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.