



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

Churchill & Mathesons

Curtis Drive, London, W3 6YL

Asking Price £335,000 Leasehold



KEY FEATURES:

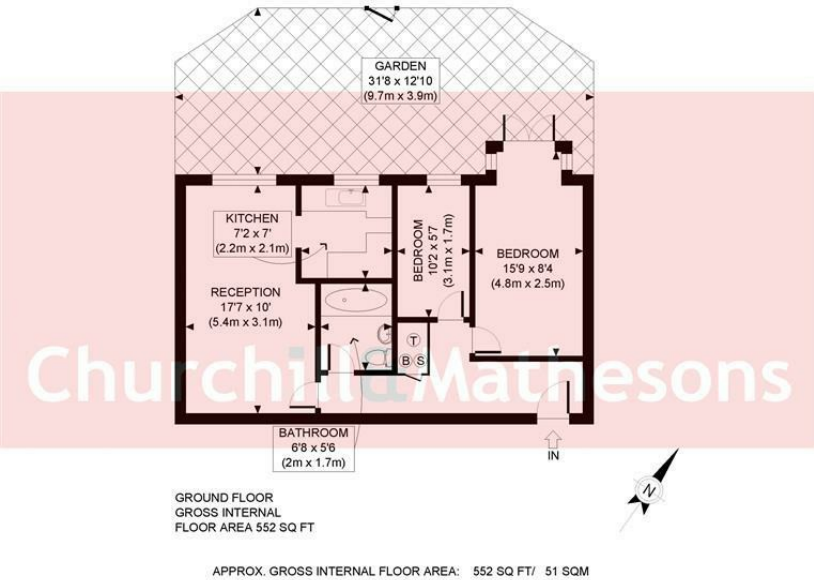
- TWO BEDROOM
- GROUND FLOOR FLAT
- PURPOSE BUILT
- POPULAR WESTCOTT PARK ESTATE
- REAR GARDEN
- WOODEN FLOORING THROUGHOUT
- ALLOCATED PARKING

2 BEDROOM GARDEN FLAT WITH PARKING

Nestled in the vibrant area of Curtis Drive, W3, with direct access onto the east bound A40 this 552sqft newly decorated ground floor flat offers a delightful blend of comfort and convenience. The property features 2 bedrooms, and 1 bathroom making it an ideal choice for couples, small families, or professionals seeking a serene retreat in the heart of the city. The reception room, is perfect for entertaining guests leads off a well-appointed kitchen.

There is 1 x private PARKING, a rare find in London, providing added convenience for those with a car.

This flat presents an excellent opportunity for anyone looking to invest in a property that combines modern living with a prime location. Whether you are a first-time buyer or seeking a rental investment, this flat on Curtis Drive is certainly worth considering. Don't miss the chance to make this delightful space your new home.



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	

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.