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Churchill & Mathesons

Kingsdown Avenue, London, W3 7UA

Offers In Excess Of £850,000 Freehold



KEY FEATURES:

- FAMILY HOME PRICED TO SELL
- 6/4 BEDROOMS
- 1/2 RECEPTIONS WITH A STUDY
- 2 BATHROOMS
- LARGE KITCHEN/DINER
- WORK FROM HOME OUTBUILDINGS
- 2 X OFF STREET PARKING
- QUIET LOCATION

FAMILY HOME PRICED TO SELL  
You offer we negotiate!

Found on Kingsdown Avenue, W3, this END TERRACE family home in a quiet neighbourhood offers a perfect blend of comfort and style. Spanning an impressive 1,871 sqft, the property offers versatile living space that can easily be customised or reconfigured the way you want. It currently features 6 bedrooms, 1 reception, a loft and 2 shower rooms one upstairs and the other downstairs and a 357sqft garden cottage. It's ideal for larger families or those seeking extra space for guests or a work from home situation. The large kitchen/diner leads out into the rear garden and it has off street parking for 2 cars at the front.

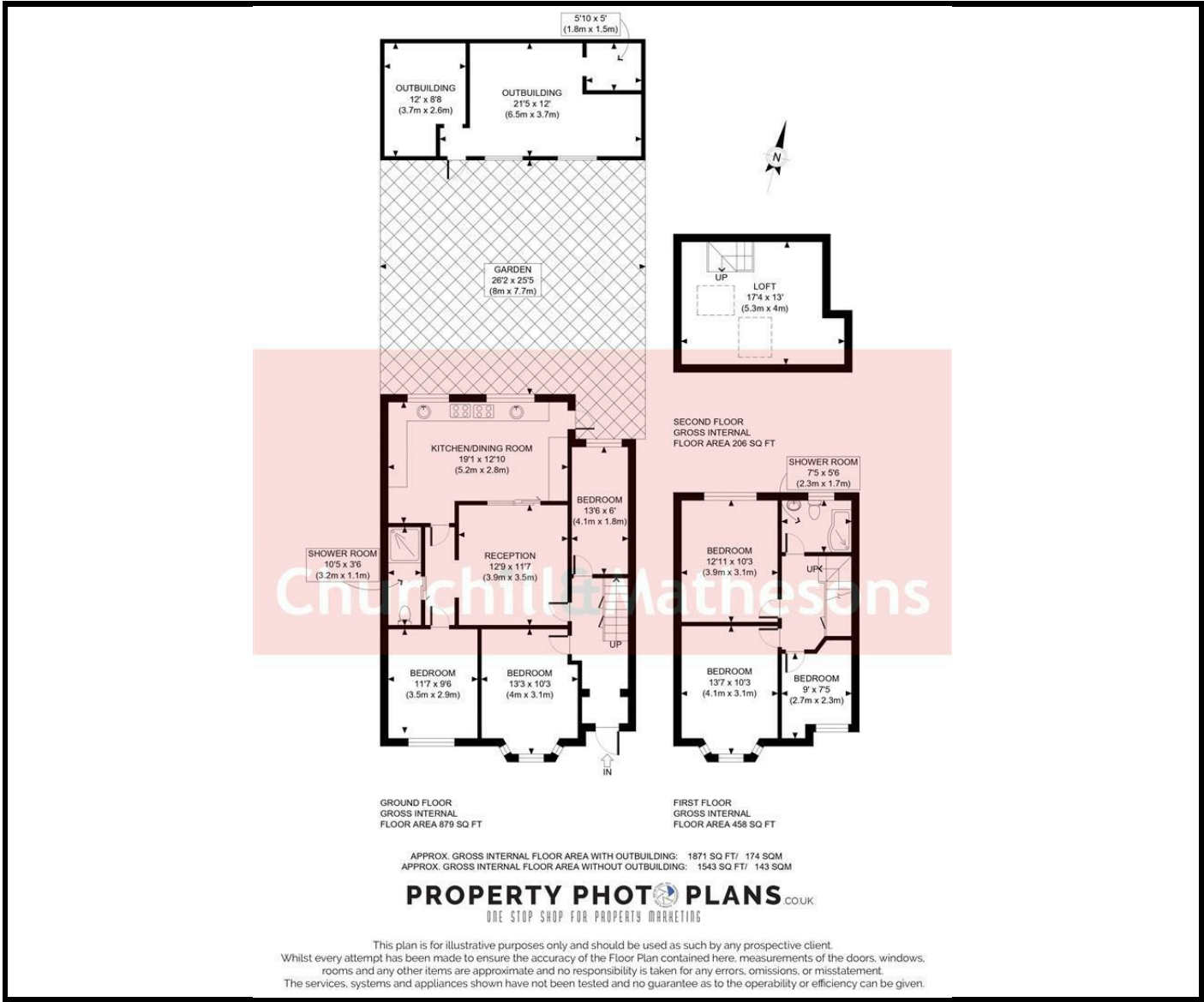
This house can be easily converted into a regular 4 Bedroom, 2 reception, kitchen /diner and a study.

Are you looking for a family home with loads of space that's situated in a quiet cul de sac then don't miss out on this one.

Situated close to East Acton Station (Central Line), Acton Main Line (Elisabeth Line, National Rail) and with easy access onto the A40 this location is perfect for busy commuters. Shops, schools, parks are also close by.

Book a viewing today!





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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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.