



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

Churchill & Mathesons

Anderson Close, Acton, London W3 6YJ

Asking Price £345,000 Leasehold



KEY FEATURES:

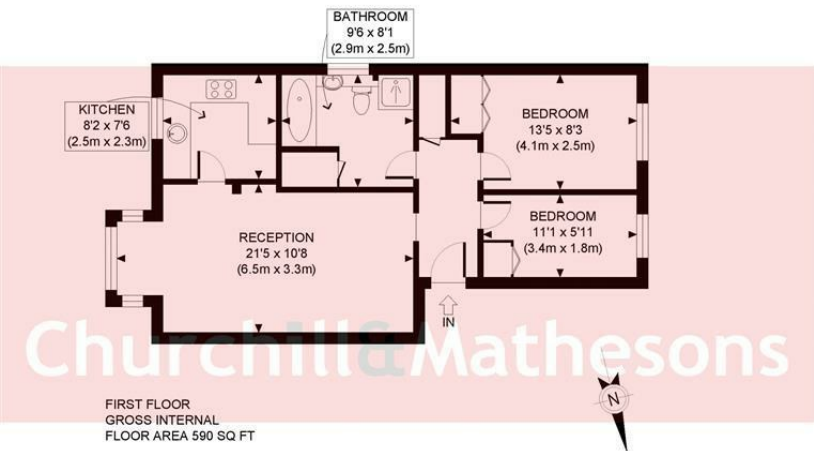
- SECURE 1ST FLOOR FLAT
- ALLOCATED PARKING
- 2 BEDROOM
- 1 BATHROOM
- LIVING / DINING ROOM
- SEPARATE KITCHEN
- COMMUNAL GARDENS

Nestled on Anderson Close, North Acton, this charming first-floor flat offers a delightful living experience in a vibrant community. Spanning an impressive 590sqft, this purpose-built residence features 2 well-proportioned bedrooms, including a spacious double.

A well-appointed kitchen leads into a good size sitting/dining room an inviting space for both entertaining guests and enjoying quiet evenings at home. The modern bathroom is equipped with a stylish walk-in shower, adding a touch of luxury to your daily routine. This flat has an allocated PARKING space.

Safety and convenience are paramount, with a secure entry phone system ensuring peace of mind for residents. The flat's prime location places you within easy reach of North Acton's Central Line tube station, making commuting to Central London a breeze. Additionally, a variety of local amenities are close by, providing everything you need for a comfortable lifestyle.

This property is an excellent opportunity for those seeking a bright and airy home in a well-connected area. Whether you are a first-time buyer or looking to invest, this flat is sure to impress with its blend of modern living and accessibility. Don't miss the chance to make this lovely flat your new home.



APPROX. GROSS INTERNAL FLOOR AREA: 590 SQ FT/ 55 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	81	82
(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.