



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

Churchill & Mathesons

Hoylake Road, London, W3 7NP

Asking Price £900,000 Freehold



KEY FEATURES:

- OFF STREET PARKING
- FAMILY HOUSE
- OUT BUILDING WITH KITCHENETTE & BATHROOM
- OFF STREET PARKING X 2
- 5 BEDROOMS
- 2 BATHROOMS
- CLOSE TO TRANSPORT
- GREAT SCHOOLS
- QUIET AREA

CALLING INVESTORS £72,000pa

Nestled on sought after Hoylake Road, W3, this family home does need modernising but offer versatile living space. Spanning an impressive 1,392sqft incl outhouse, the property boasts a spacious reception room at the front that provides a welcoming atmosphere, perfect for both relaxation and entertaining guests. The kitchen opens onto the WEST FACING garden adjacent to a bedroom at the rear. There is an additional downstairs bedroom, shower room, toilet and utility area.

1st floor features 2 bedrooms and 1 bathroom. The 2nd floor/loft has already been converted into the 5th bedroom.

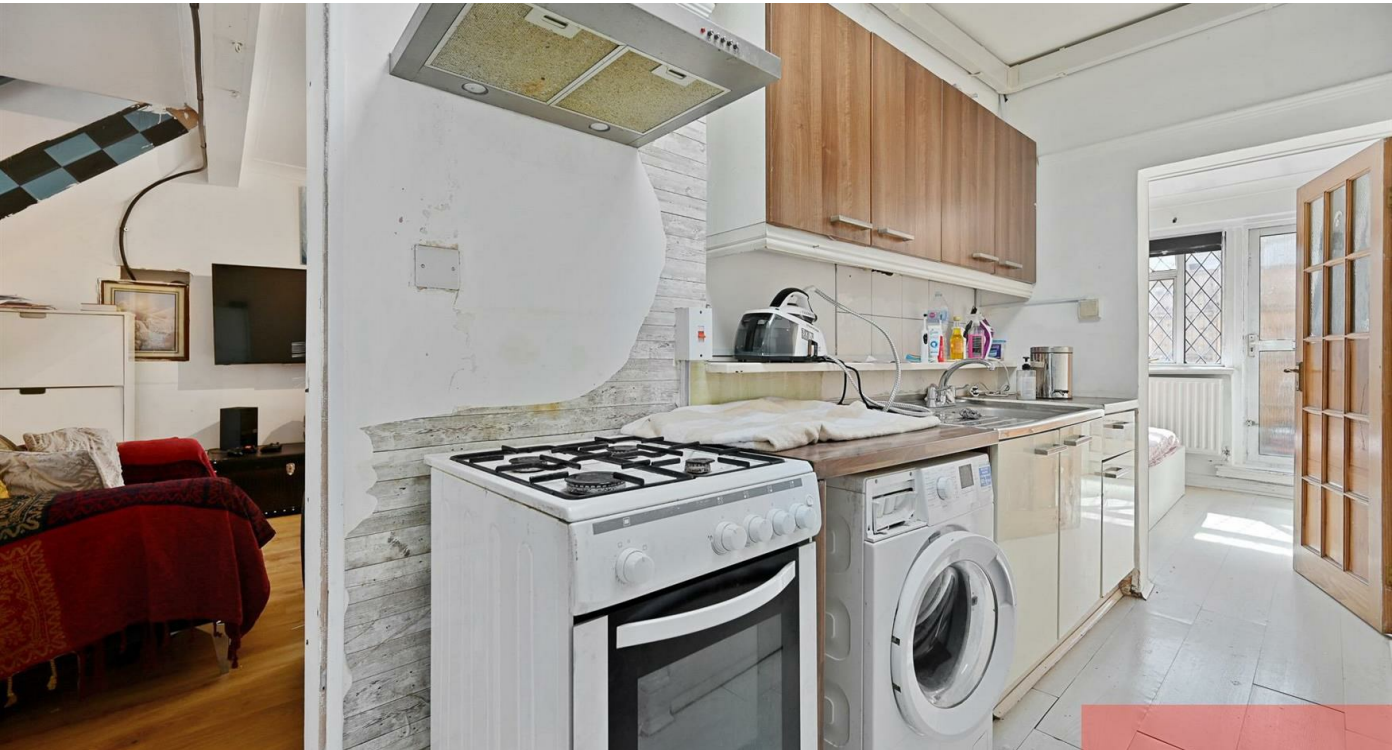
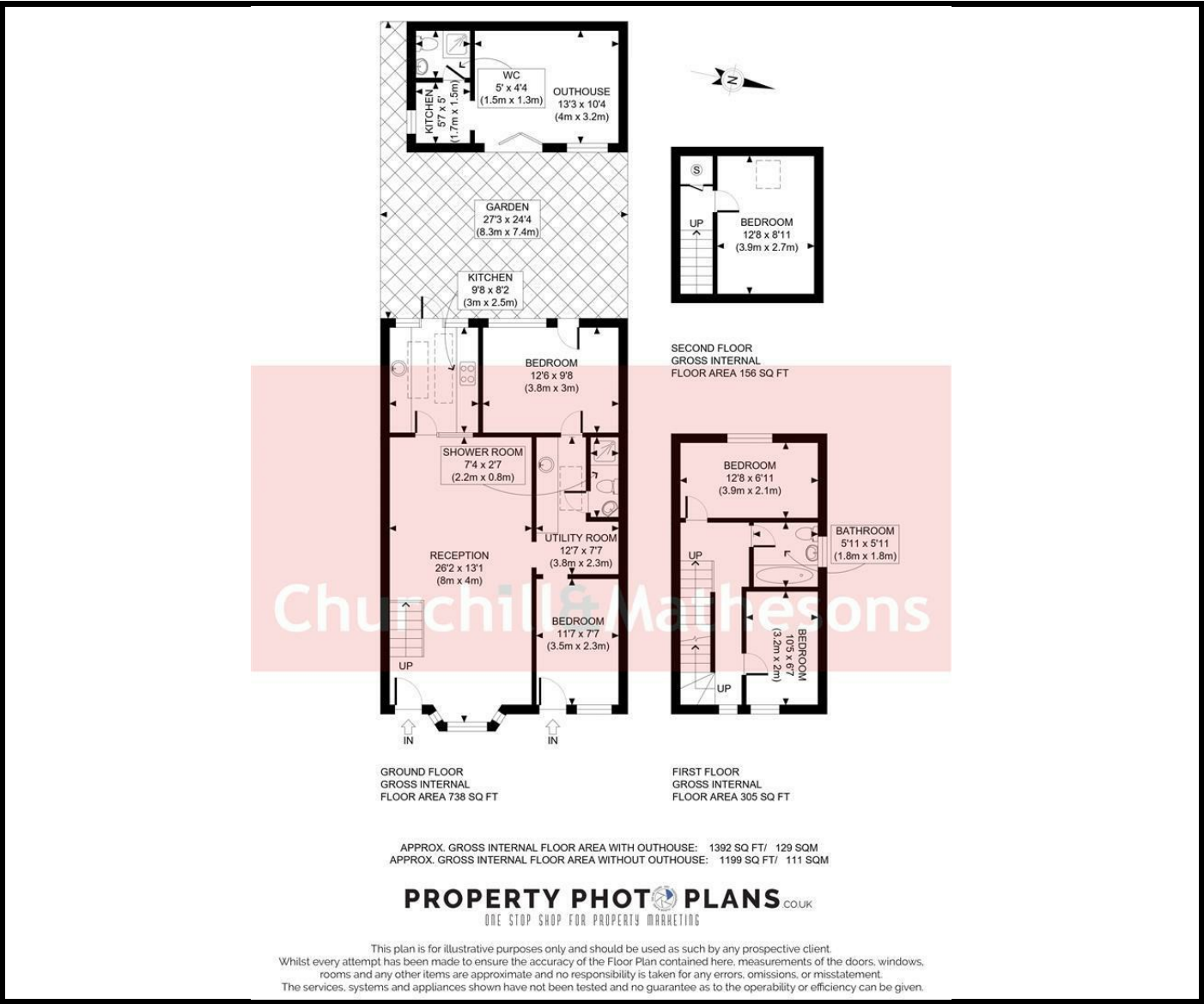
Additionally, the property includes a versatile outhouse of 193 sqft, complete with a shower room and kitchenette, perfect as a home office or studio

For those with vehicles, the property benefits from off-street parking for two cars, a valuable asset in the bustling city.

The location on Hoylake Road is not only convenient for local amenities but also provides easy access to transport links, making commuting a breeze.

This delightful home presents an excellent opportunity for families or individuals seeking a spacious and adaptable living space in a vibrant London neighbourhood. With its thoughtful layout and additional outhouse, this property is sure to impress. Don't miss the chance to make this house your new home.





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		
	48	80
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		
(1-20) G		
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.