



Grafton Road, London, W3 6PF

Asking Price £325,000 Leasehold - Share of Freehold



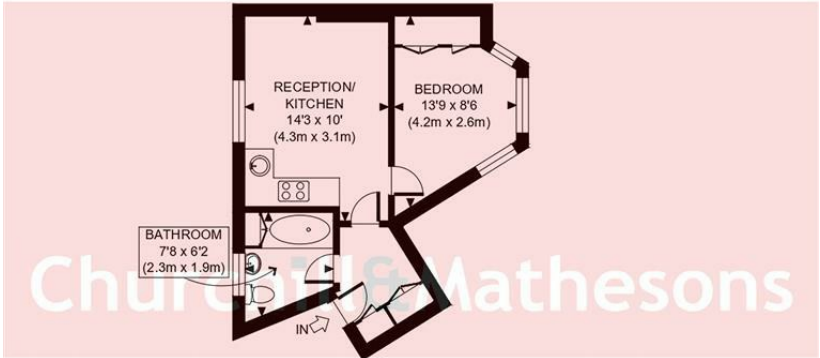
KEY FEATURES:

- POET'S CORNER
- WOODEN FLOORS
- GAS HEATING
- SASH WINDOWS
- COLONIAL BATHROOM
- SOUTH FACING BEDROOM
- CLOSE TO TANSPORT
- SECURE LOCK UP AND GO LIVING
- GREAT STORAGE
- LOFT ACCESS COULD BE CONVERTED
SUBJECT TO PLANNING

IMPECCABLE 1ST TIME BUYER'S FLAT IN POET'S CORNER W3

Churchill & Mathesons is proud to present this unique 1st floor period conversion flat with wide board wooden floors, huge sash windows and loads of storage in Poet's Corner, Acton. A beautifully decorated sunny 1-bedroom flat with a large south facing bay window looking down Grafton Road. The open plan kitchen / living room boasts a feature raw brick wall and great views. The bespoke colonial bathroom with granite floors, heated rails invite you in. LOFT with option to EXTEND

Perfect for 1st time buyers, commuters into London or frequent flyers as it's close to Acton Central (Overground) and Acton Main Line (Elizabeth)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 313 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 313 SQ FT/ 29 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		
(69-80) C		
(55-68) D	65	73
(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.