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Churchill & Mathesons

Braybrook Street, London, W12 0AR

Asking Price £600,000 Freehold



KEY FEATURES:

- FREEHOLD END-TERRACE
- 821 SQFT
- 2/3 BEDROOMS
- 1/2 RECEPTIONS
- 1 BATHROOM
- WELL APPOINTED KITCHEN
- WEST FACING PRIVATE GARDEN
- CLOSE TO TRANSPORT
- PARKS, SHOPS, RESTAURANTS, SCHOOLS
- CLOSE TO WESTFIELD SHOPPING CENTRE

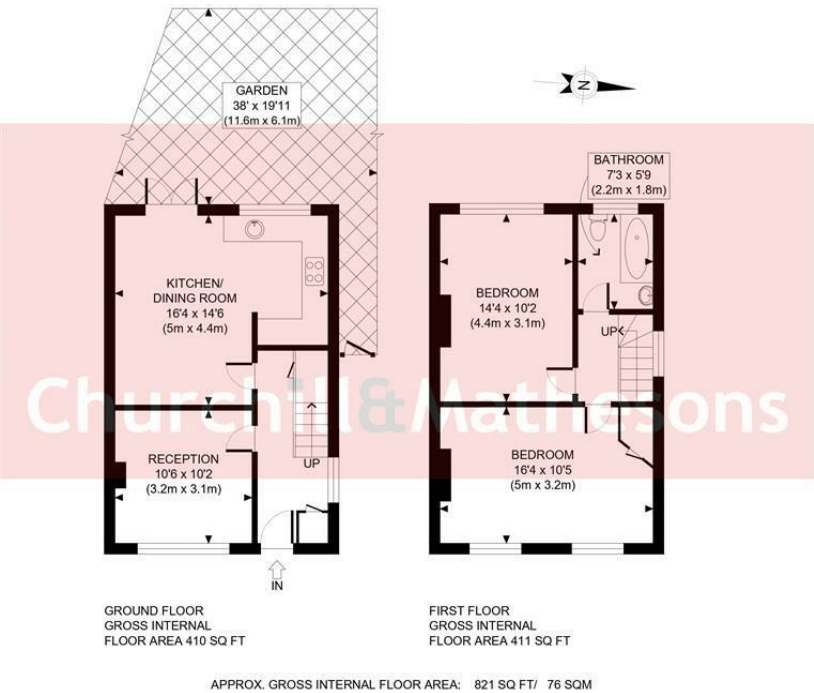
Found on desirable Braybrook Street, W12, close to East Acton Station. This charming low maintenance end-terrace house is perfect for professionals and families. Spanning 821sqft, the property features 2 bedrooms upstairs, making it an ideal choice for families or those seeking extra space. The well-appointed bathroom ensures convenience for all residents.

While the overall decor is neutral it offers an opportunity for personal style. The separate reception room downstairs could double as the 3rd bedroom exudes warmth and character. The well-appointed kitchen opens onto a 2nd reception that leads into the west facing garden that's perfect for entertaining and relaxing.

The double glazing, low energy lights and 100mm loft insulation keeps energy bills down as reflected in the EPC rating C. The location of this property is particularly advantageous, with East Acton providing excellent transport links and local amenities, ensuring that everything you need is within easy reach. Whether you are commuting to central London or enjoying the local parks and shops, this home offers a perfect balance of urban living and community charm.

This is not just a property but a place where memories can be made. With its appealing features and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant and welcoming neighbourhood. Do not miss the chance to make this lovely house 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		89
(69-80) C		
(55-68) D	70	
(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		
(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.