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





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Curtis Drive, London, W3 6YL

Asking Price £265,000 Leasehold



KEY FEATURES:

- LONG LEASE 157 YRS REMAINING
- 471 SQFT
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- EXTRA STORAGE
- 1 PARKING SPACE

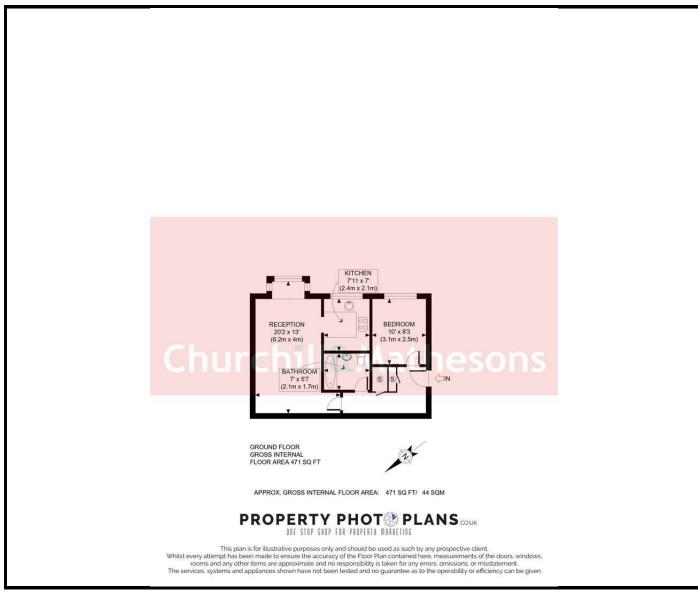
CALLING 1ST TIME BUYERS AND DOWNSIZERS

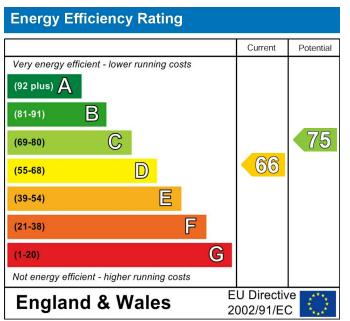
Found on Curtis Drive W3, this charming ground floor flat with a long lease presents an excellent opportunity for those looking for their 1st home or downsizing. Spanning an area of 471 square feet, the flat features a well-proportioned reception room. The single bedroom offers a cosy retreat, while the bathroom provides essential amenities. The private, demised parking space for 1 car is a bonus.

Although the property requires some updating, it is ideally situated in a vibrant community, making it a fantastic canvas for your personal touch. The location boasts excellent transport links into London central and a variety of local amenities, ensuring that everything you need is within easy reach.

Do not miss the chance to make this property your own in a great location at a great price.

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Environmental Impact (CO ₂) Ra	ting	,
	Current	Potential
Very environmentally friendly - lower CO2 emission	าร	
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emission	ıs	
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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.