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Churchill&Mathesons

Sycamore Avenue, London, W5 4LH

£369 Per Week



KEY FEATURES:

- 1 Bedroom
- Wooden floors
- Open plan kitchen
- Ealing Council, Council Tax Band C
- EPC Rating: C

Nestled on the charming Sycamore Avenue in London, this delightful house offers a perfect blend of comfort and modern living. With a total area of 452 square feet, this property is ideal for individuals or couples seeking a cosy yet stylish home.

The house features a well-appointed reception room that serves as a welcoming space for relaxation and entertaining guests. The single bedroom is thoughtfully designed, providing a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

This flat presents an excellent opportunity for those looking to establish themselves in London, combining practicality with a touch of charm. Whether you are a first-time buyer or seeking a rental property, this home is sure to impress. Don't miss the chance to make this lovely house your own.

Ealing Council, Council Tax Band C
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APPROX. GROSS INTERNAL FLOOR AREA: 373 SQ FT/ 35 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	78	79
(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.