



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

Churchill&Mathesons

Taylors Green, London, W3 7PE

Asking Price £1,200,000 Freehold



KEY FEATURES:

- LARGE END TERRACE PROPERTY
- 4 BEDROOMS
- 3 BATHROOMS
- 1 RECEPTION
- GALLEY KITCHEN
- CONSERVATORY
- LARGE GARDEN
- OFF STREET PARKING
- PLUS TWO 1 BEDROOM SELF CONTAINED FLATS
- CLOSE TO EAST ACTON STATION AND PARKS

LARGE FAMILY HOME / INVESTMENT PROPERTY

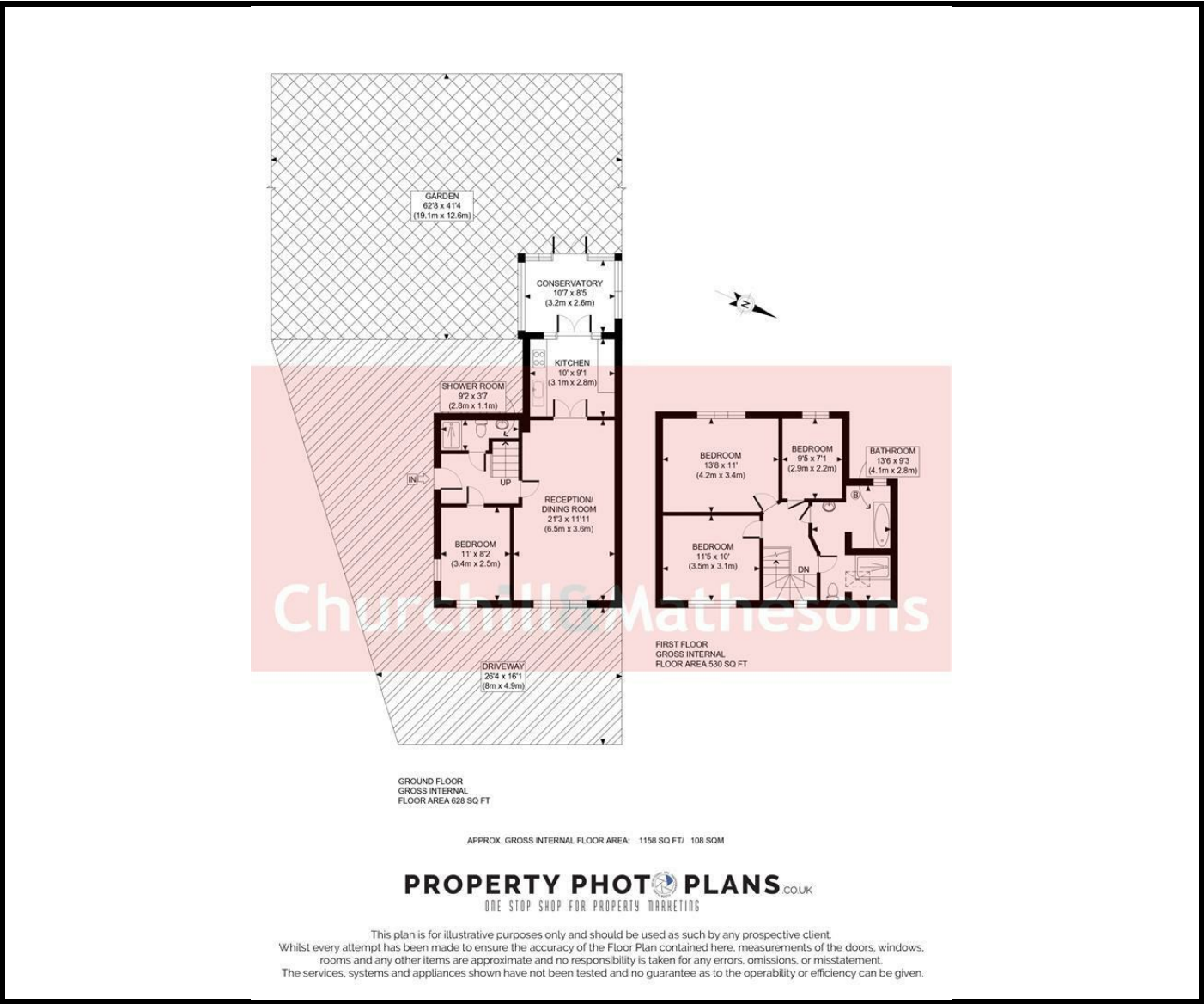
Found on Taylors Green, London, Acton, W3, this impressive house offers a wealth of space and potential for both families and investors alike. Spanning an expansive 1,945 sqft, the property boasts a self-contained 1 Bed, 1 Bath, 1 Rec, ground floor flat with private entrance and a second self-contained 1 Bed, 1 Rec, 1 Bath flat on the 1st floor. On the ground floor of the main house one can find a large double reception on the right leading through a galley kitchen into a sunny conservatory out onto the expansive 62ft x 41ft garden. There is also a bedroom/study and guest WC/showroom.

The house features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. With four well-appointed bathrooms, convenience and comfort are assured for all residents. Built in 1930, this property combines classic architectural charm with modern living, providing a unique opportunity to create a home that reflects your personal style.

One of the standout features of this property is the large garden, which presents fantastic development and investment opportunities, subject to planning permission. This outdoor space is not only perfect for family gatherings and summer barbecues but also offers the potential for outbuildings, enhancing the property's value and functionality.

Additionally, the property includes parking for two vehicles, a valuable asset in this bustling London location. Taylors Green is well-connected, providing easy access to local amenities, schools, and transport links, making it a desirable area for families and professionals alike.

In summary, this house in Taylors Green is a rare find, offering ample living space, a large garden with development potential, and a prime location. Whether you are looking to make it your family home or seeking a promising investment opportunity, this property is not to be missed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(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 ₂) 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.