



18 Old Oak Common Lane  
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**Churchill & Mathesons**

Old Oak Common Lane, London, W3 7DT

Asking Price £675,000 Freehold



**KEY FEATURES:**

- A three bed house
- Close to transport
- Spacious Throughout
- Close to the local amenities
- Bright and airy
- Available now!!

**REFURBISHED 3/4 BEDROOM HOME AVAILABLE NOW!**

Churchill & Mathesons is proud to present this freehold property close to shops, restaurants, transport in W3. This bright and airy split level home comprises;

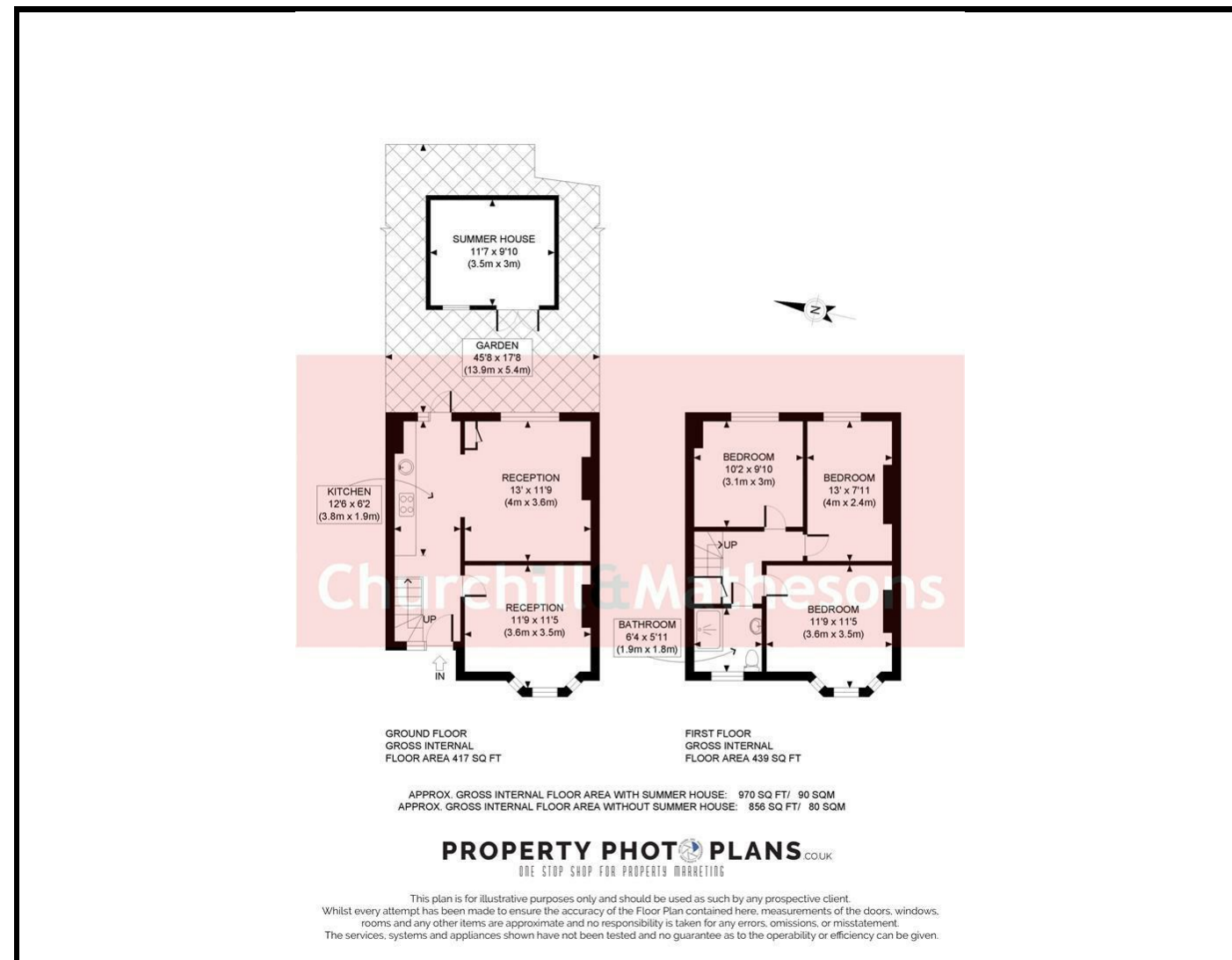
Ground floor: Entrance hall leading to either 2 x receptions or 1 x reception and 1 x guest bedroom, 1 x semi open plan kitchen that leads to the back garden and into the living room.

Upstairs: 3 x good size bedrooms and a family bathroom

Outside: A good size low maintenance garden and great 106sqft summer house.

CHAIN FREE!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>82</b>
	<b>57</b>	
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.