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**Churchill & Mathesons**

Beechwood Grove, London, W3 7HY

Asking Price £235,000 Leasehold



**KEY FEATURES:**

- LEASEHOLD
- FOR OVER 55YR OLDS
- GROUND FLOOR
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE PATIO
- COMMUNAL LOUNGES
- COMMUNAL GARDEN
- 2 PARKINGS

**GROUND FLOOR FLAT FOR OVER 55s.**

This lock up and go 478sqft ground floor flat is part of a well-maintained development in the perfect location. Beechwood Grove offers this stylish flat with convenient facilities for those aged over 55. The flat boasts 2 entrances, a well-appointed bedroom, a modern bathroom, a well-appointed kitchen and a welcoming reception room that leads onto a small private patio that provides a perfect space for gardening or relaxing with a cup of tea.

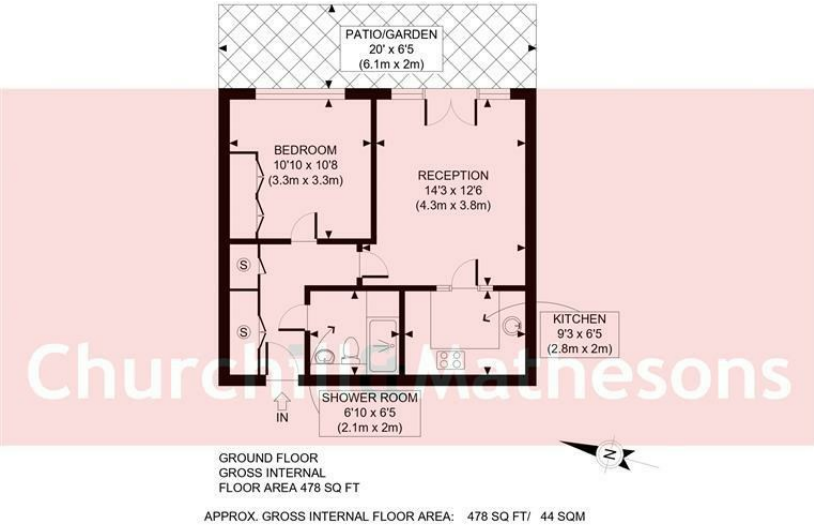
One of the standout features of this flat is the access to communal lounges, which foster a sense of community and provide opportunities for socialising with fellow residents. On-site management offers peace of mind and assistance.

For those with vehicles, the property includes 2 permit parking spaces, a valuable asset in London. Additionally, there are guest en-suite bedrooms available within the building, allowing friends and family to visit comfortably. (Bookings required)

The location is superb, offering a blend of tranquility and convenience. Close to bus routes and stations residents can enjoy the nearby amenities and attractions that London has to offer.

This property presents a wonderful opportunity for those seeking a supportive and engaging living environment in a prime London location.





**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
<b>England &amp; Wales</b>	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.