



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

Churchill & Mathesons

Du Cane Road, London, W12 0EB

Offers In Excess Of £325,000 Leasehold



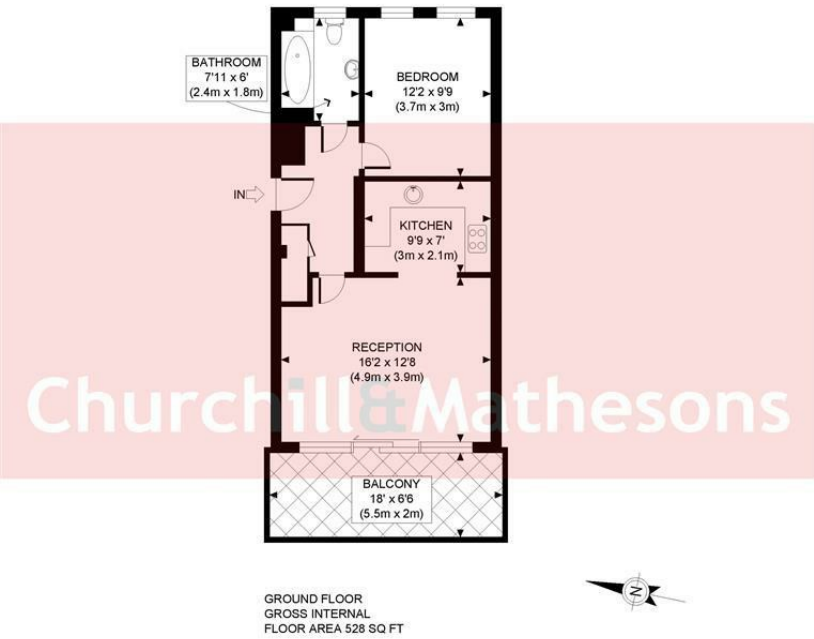
KEY FEATURES:

- GROUND FLOOR
- LONG LEASE
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE BALCONY
- PARKING BAY #23

MODERN FLAT WITH PARKING AND GREAT LOCATION

Found on Du Cane Road, W3 in London, this well decorated 528sqft ground floor flat is perfectly located, close to open parks, shops and restaurants. Easy access into central London and Westfields Shopping Centre. The flat has 1 bedroom, 1 bathroom, a semi open plan kitchen and a small WEST facing private balcony plus 1 x PARKING. It has been thoughtfully designed to provide a peaceful retreat, in a modern setting.

This flat is perfect for individuals or couples seeking a cosy yet stylish living space in a vibrant part of London. With its appealing design and convenient location, this property is not to be missed. Whether you are looking for an investment or looking to stay, this charming property on Du Cane Road presents an excellent opportunity for comfortable lock up and go living.



APPROX. GROSS INTERNAL FLOOR AREA: 528 SQ FT/ 49 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	80	80
(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.