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**Churchill&Mathesons**

Perryn Road, London, W3 7LU

Asking Price £350,000 Leasehold



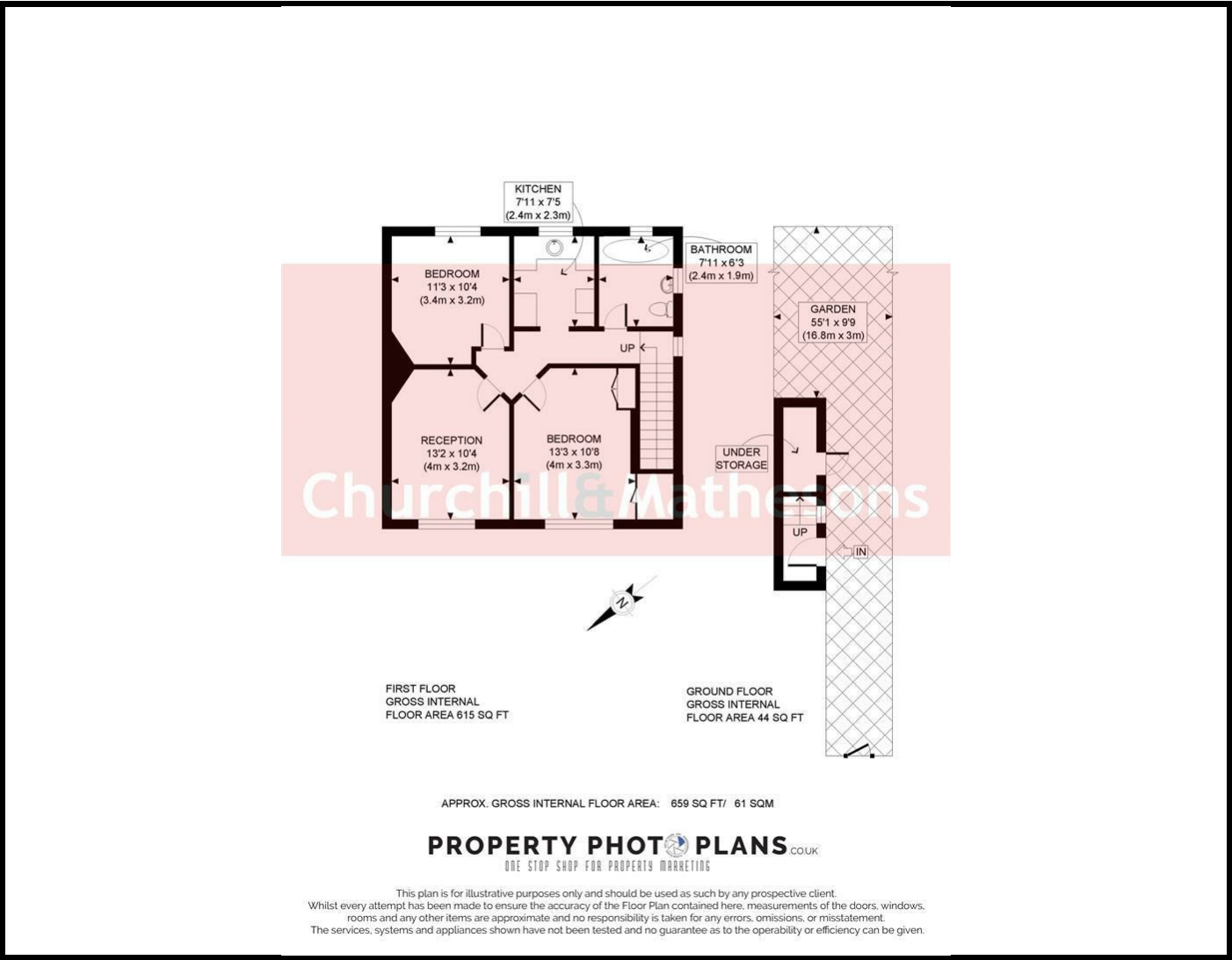
**KEY FEATURES:**

- CHAIN FREE
- MASSIONETTE
- CLOSE TO BUS AND TRAIN TRANSPORT LINKS
- FAMILY LIFESTYLE
- CLOSE TO PARKS, SPORT CLUB, MINI GOLF
- NEWLY RENOVATED
- PRIVATE WEST FACING GARDEN

**2 BEDROOM MASSIONETTE REDUCED TO SELL!**

Churchill & Mathesons is proud to present this renovated maisonette comprising own entrance gate from the street. Walk up bespoke white stairs to a wide entrance passage. 1x large reception room with high ceilings and down lights, a well-appointed west facing kitchen, 1x bathroom with a bath, 2x double bedrooms, main bedroom has built in cupboards. Flat is bright and airy and has wooden flooring throughout except the kitchen has tiles.

Perryn Road is located close to Acton Park, local shops, restaurants and coffee shops on Churchfield Road. Transport links nearby include Acton Central (Overground), East Acton Station (Central Line) and the 220 bus route goes to Willesden Junction, Shepherd's Bush and Putney Bridge Stations as well as Hammersmith Bus station.



### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (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 (CO<sub>2</sub>) Rating

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.