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

Churchill&Mathesons

Perryn Road, London, W3 7LU

Asking Price £350,000 Leasehold

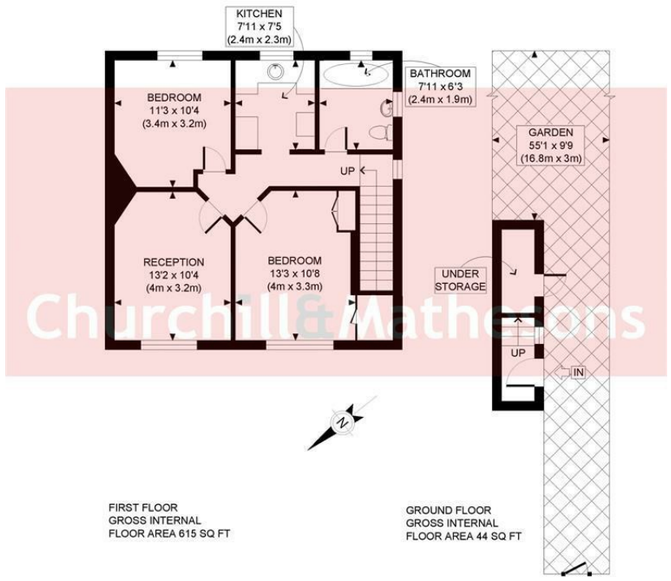
## KEY FEATURES:

- 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.

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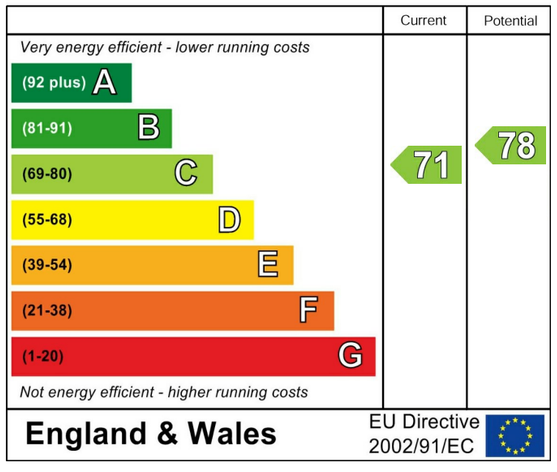
APPROX. GROSS INTERNAL FLOOR AREA: 659 SQ FT/ 61 SQM

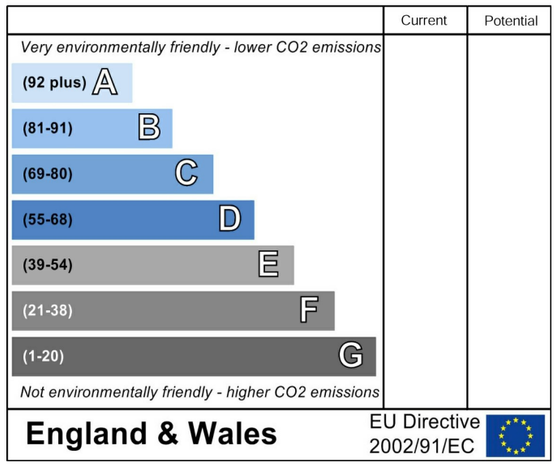
PROPERTY PHOTO PLANS .CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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




## Environmental Impact ($CO_2$) Rating

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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.