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Churchill&Mathesons

East Acton Lane, London, W3 7NU

Asking Price £400,000 Leasehold



KEY FEATURES:

- LEASE REMAINING 991 YEARS
- MODERN 547 SQFT
- 11TH FLOOR
- GOOD SECURITY
- 1 BEDROOM
- 1 BATHROOM
- 1 OPEN PLAN KITCHEN & RECEPTION
- BALCONY
- COMMUNAL GARDEN

SELLING WELL BELOW ORIGINAL PURCHASE PRICE

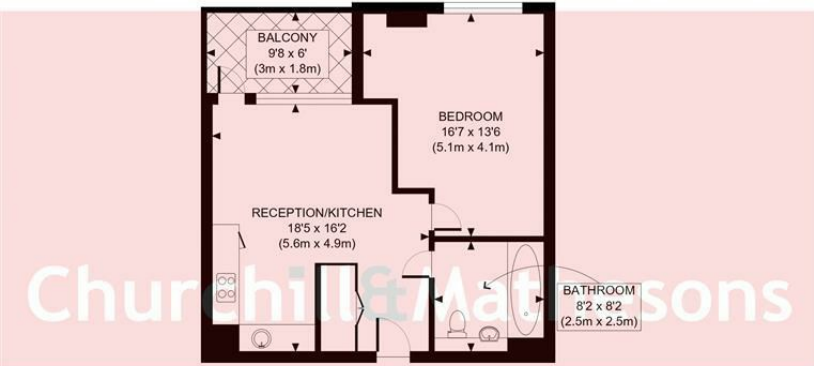
Found in vibrant East Acton Lane, W3, this stunning new build apartment offers a modern living experience in the heart of London. Spanning an impressive 547 square feet, this property is situated on the 11th floor, providing breathtaking views of the surrounding cityscape from your private patio.

The apartment features a well-appointed open plan kitchen and reception room, perfect for relaxation or entertaining guests. The spacious bedroom offers a tranquil retreat, while the contemporary bathroom is designed with both style and functionality in mind.

Built in 2022, this property boasts the latest in modern design and amenities, ensuring a comfortable and convenient lifestyle. The long lease adds to the appeal, making it an excellent investment opportunity for both first-time buyers and seasoned investors alike.

Residents will also benefit from access to a communal garden, providing a serene outdoor space to unwind amidst the hustle and bustle of city life. It's a short walk to East Acton Station, restaurants, coffee shops etc and Lidl on the corner is so convenient.

This flat is not just a home; it is a lifestyle choice, offering the perfect blend of comfort, convenience, and contemporary living in one of London's most sought-after locations. Don't miss the chance to make this exceptional property your own.



ELEVENTH FLOOR
GROSS INTERNAL
FLOOR AREA 547 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 547 SQ FT/ 51 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	84	84
(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 (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.