



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

Churchill & Mathesons

East Acton Lane, London, W3 7NU

Asking Price £500,000 Leasehold



KEY FEATURES:

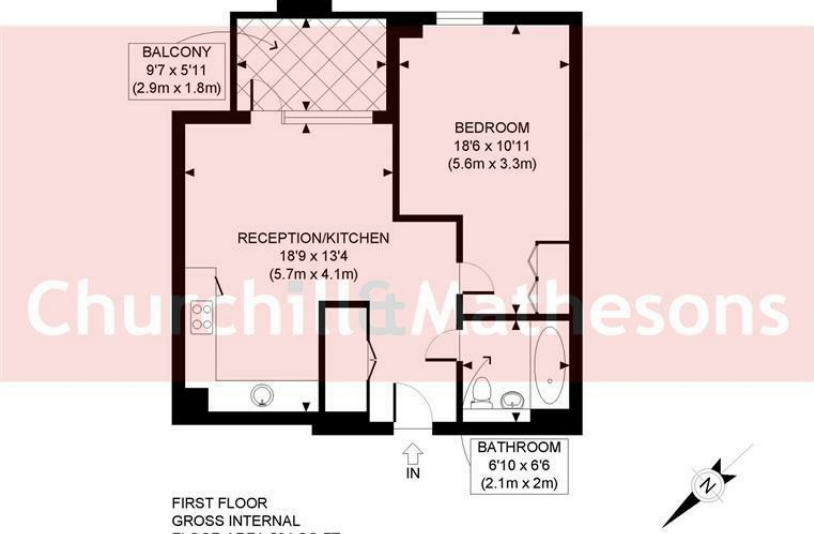
- PRIME LOCATION
- SPACIOUS BEDROOM
- MODERN KITCHEN/RECEPTION
- EXCELLENT TRANSPORT
- 17TH FLOOR-BALCONY WITH BEAUTIFUL VIEWS
- LONG LEASE

Situated on the 17th floor of a modern, 7-year-old development with a long lease of 992 years, this one-bedroom apartment on East Acton Lane offers bright, contemporary living in the heart of vibrant East Acton.

Upon entering the property, you'll find a stylish open-plan kitchen and dining area to the left, designed for both functionality and aesthetics. To the right, a generously sized double bedroom offers comfort and relaxation.

Perfect for entertaining, the apartment boasts a spacious east-facing balcony, providing sweeping views over Acton and the opportunity to enjoy beautiful sunrises.

Conveniently located, the property is just a 7-minute walk from the Central Line Underground station, with local amenities and green spaces close by—making this an ideal home for first-time buyers, professionals, or investors alike.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 534 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 534 SQ FT/ 50 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		
(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 CO2 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 CO2 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.