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**Churchill & Mathesons**

Daffodil Street, London, W12 0TG

Asking Price £775,000 Freehold



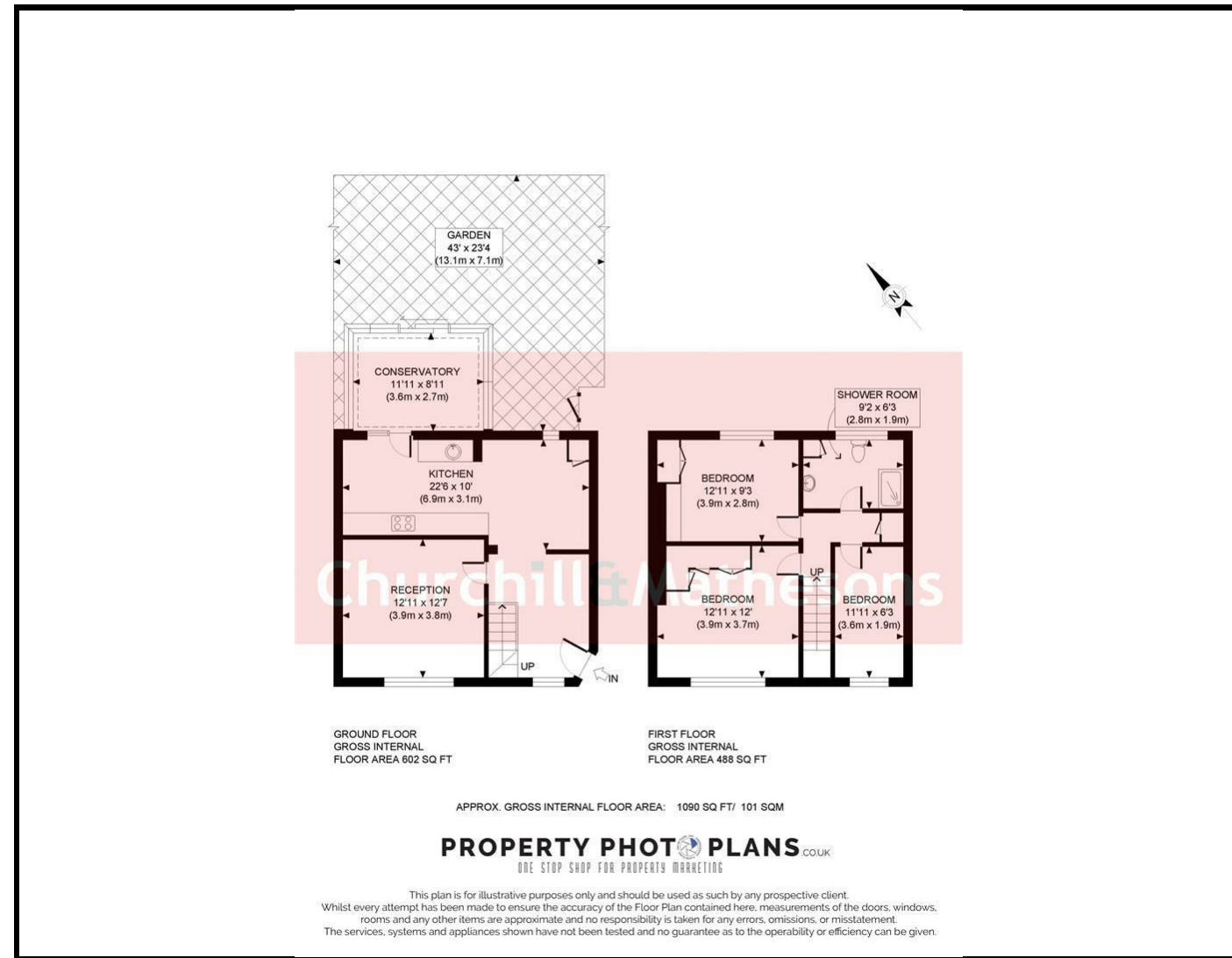
**KEY FEATURES:**

- TERRACED HOUSE
- THREE BEDROOMS
- CONSERVATORY / SUN ROOM
- SEPARATE KITCHEN
- SEPARATE WC
- CLOSE TO EAST ACTON

AN ATTRACTIVE THREE BEDROOM MID TERRACED HOUSE SITUATED ON THE EVER POPULAR FLOWER ESTATE.

The property comprises of entrance hall, reception room, kitchen/diner, conservatory/sun room with access to the rear garden, first floor landing, three bedrooms, bathroom and separate WC.

Daffodil Street is located close to local schools, shops and independent cafes of East Acton. Westfield Shopping Centre is a short bus ride away or one stop away on the tube from East Acton Underground Station (Central Line - Zone 2) which is a short walk away. Local Authority London Borough of Hammersmith & Fulham. Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.