



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

Churchill & Mathesons

Henchman Street, London, W12 0BN

Asking Price £530,000 Freehold



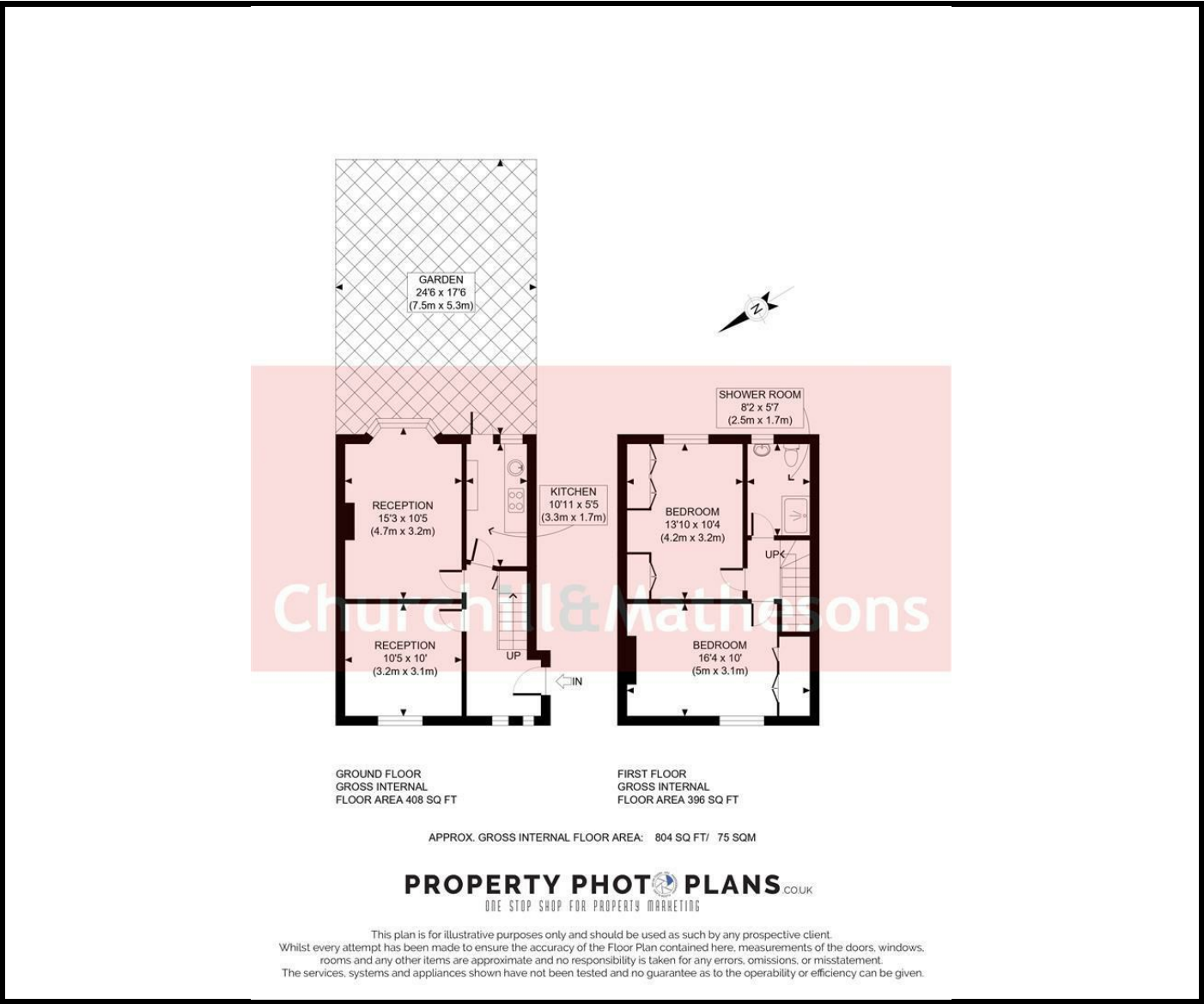
KEY FEATURES:

- FREEHOLD TERRACE HOUSE
- 804 SQFT
- 2 BEDROOMS
- 2 RECEPTIONS
- 1 BATHROOM
- GALLEY KITCHEN
- PRIVATE GARDEN
- GREAT TRANSPORT LINKS INTO LONDON
- CLOSE TO WORM SCRUBS PARK AND OPEN SPACE

Found in a conservation area on Henchman Street, East Acton, W12. This low maintenance freehold post-war terraced house is well presented. It spans 804sqft, and features 2 well-proportioned bedrooms, a fully tiled bathroom and 2 reception rooms. One of the receptions could easily be converted into a downstairs bedroom. Upon entering, you are greeted by 2 separate reception rooms that provides a welcoming lounge, the other a dining room. The fitted galley kitchen extends into a lovely garden, allowing for a seamless indoor-outdoor living experience.

Situated in a quiet residential area, this property in Zone 2 is just moments away from East Acton Station (Central Line), HS2, Wormwood Scrubs Play Ground and Open Space. Vibrant shops and amenities of East Acton, are walking distance ensuring that all your essentials are within easy reach.

This terraced house is not just a home; it is a lifestyle choice, combining the peace of suburban living with the accessibility of city life. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to secure a charming residence in a sought-after location.



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		
	68	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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.