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Churchill & Mathesons

Fitzneal Street, London, W12 0BB

Offers In Excess Of £450,000 Freehold



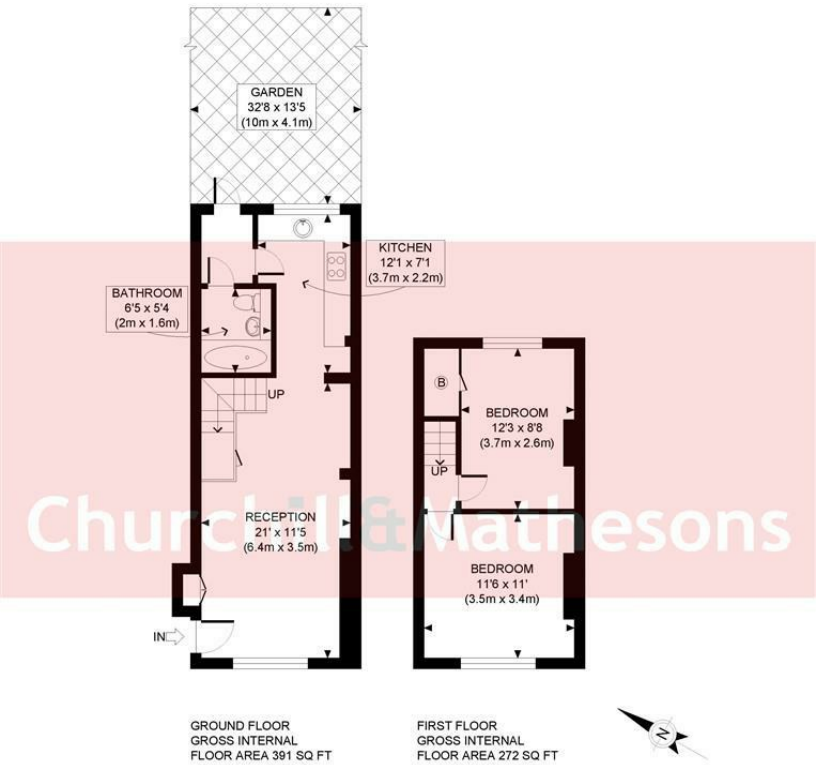
KEY FEATURES:

- FREEHOLD
- 2 BEDROOMS
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE GARDEN
- NEEDS MODERNIZING
- DOUBLE GLAZING 2023

Nestled in the charming conservation area of Fitzneal Street, W12, this FREEHOLD terrace house presents a wonderful opportunity for those looking to create their dream home. Enter into a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings. On the ground floor you will find the bathroom and a well-appointed kitchen that leads out into a private garden ideal for gardening enthusiasts or simply enjoying the fresh air. Spanning a generous 663 sqft, the property features 2 well-proportioned bedrooms on the 1st floor.

Situated close to East Acton Central Line, commuting to central London is both convenient and efficient. Additionally, the proximity to the A40 provides easy access to the wider road network, making this location ideal for both city dwellers and those who enjoy weekend getaways.

While the property does require some updating, it offers immense potential for buyers looking to invest in a property.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 391 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 272 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 663 SQ FT/ 62 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		90
(81-91) B		
(69-80) C	74	
(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.