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**Churchill & Mathesons**

Anderson Close, Acton, London W3 6YJ

£276 Per Week




**KEY FEATURES:**


- Spacious studio flat
- Separate Kitchen
- Allocated Parking
- PART-FURNISHED ~ AVAILABLE NOW
- Ealing Council, Council Tax Band C
- EPC Rating C

A superb ground floor purpose built studio flat (Zone 2, Central line)  
\* Large studio area with fitted wardrobes  
\* Separate fully fitted kitchen  
\* Separate modern, partly tiled bathroom  
\* Decorated in mild pleasing tones  
\* Offered in excellent condition throughout; secure entry phone system and allocated parking  
\* Ideally located moments from North Acton Central Line tube and local amenities  
PART FURNISHED~ AVAILABLE NOW ~ EPC Rating C  
Ealing Council, Council Tax Band C





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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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.