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Churchill&Mathesons

Cotton Avenue, London, W3 6YG

Asking Price £285,000 Leasehold



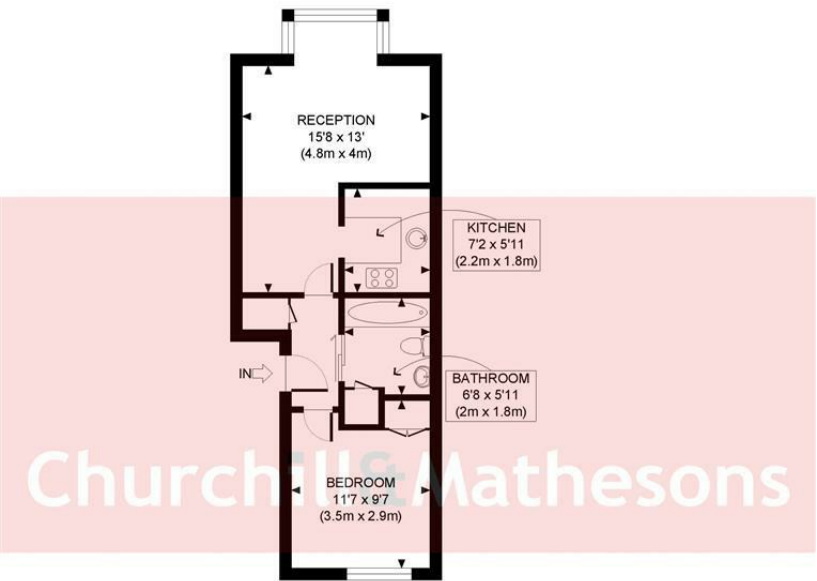
KEY FEATURES:

- LONG LEASE
- PRIVATE PARKING
- TOP FLOOR
- 1 BEDROOM
- 1 BATHROOM
- COMMUNAL GARDENS

Nestled in the charming area of Westcott Park, North Acton, this delightful 1 bedroom with built-in cupboards, 1 spacious reception room, a fully tiled bathroom and well-appointed separate kitchen offers a perfect blend of comfort and convenience. Spanning 413sqft, with designated PARKING this property is ideal for individuals or couples seeking a modern living space in a vibrant community.

The location of this flat is particularly advantageous, with excellent transport links nearby, making it easy to access central London and beyond. The surrounding area boasts a variety of local shops, cafes, and parks, enhancing the appeal of this property for those who appreciate a lively neighbourhood.

With its practical layout and prime location, it is a must-see for anyone seeking a comfortable and stylish flat in North Acton. Do not miss the chance to make this charming flat your own.



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 413 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 413 SQ FT/ 38 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		
	66	78
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.