



18 Old Oak Common Lane  
Acton  
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**Churchill & Mathesons**

Perryn Road, London, W3 7LX

Asking Price £4,999,000 Freehold



#### KEY FEATURES:

- CUSTOM-DESIGNED
- MODERN DETACHED FAMILY HOUSE
- HIGHLY SOUGHT AFTER ROAD
- ARRANGED OVER 4 FLOORS
- SIX/SEVEN BEDROOMS (FOUR EN SUITES)
- INTERNAL AREA 4580 SQFT/ 425 SQM
- LARGE GARDEN WITH SUMMER HOUSE
- BASEMENT WITH GAMES AREA & BAR
- LARGE FAMILY LIVING/DINING AREA
- LUXURY KITCHEN

EXCEPTIONAL, CUSTOM-DESIGNED detached family home arranged over 4 floors. Built within the last 5 years.

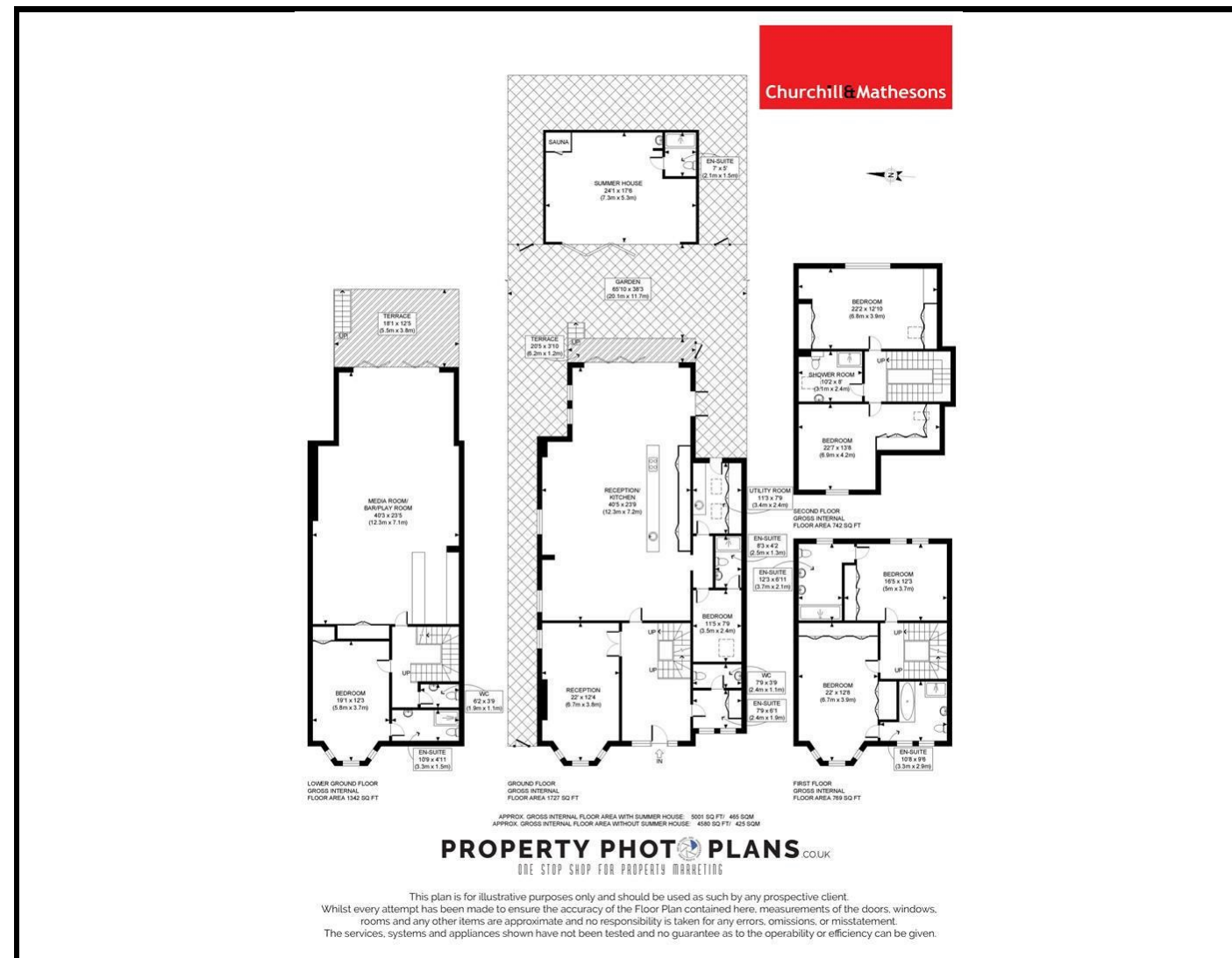
This unique living space provides open plan living & dining area with fitted kitchen, island worktops & doors onto the rear garden. The property boasts 6/7 bedrooms, SAUNA with shower room, SUMMER HOUSE, lounge with bar, game and cinema areas.

Situated on a traditional & sought-after residential road in a vibrant West London location. Acton is a leafy London area with parks, shops & restaurants.

The attractive property has a large driveway & parking for 4/5 cars. Viewing is highly recommended for this impressive family home.

Acton is not only convenient for transport links, Zone 2 & the new Elizabeth line but also the A40 & easy access into central London & further west.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>88</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.