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



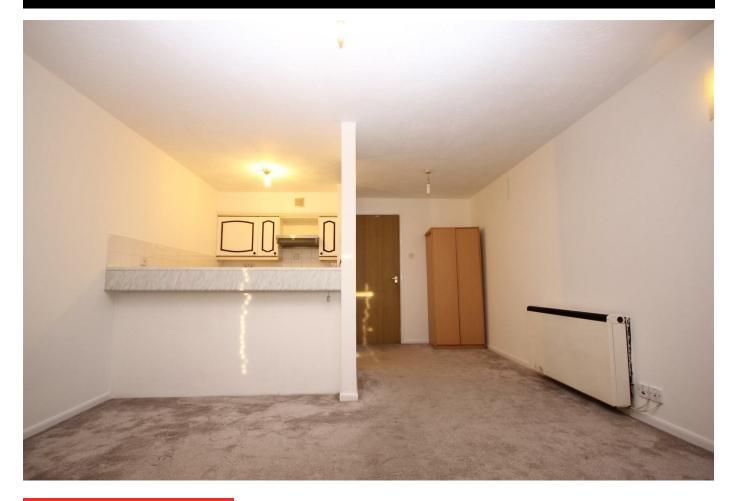


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Cotton Avenue, London, W3 6YG

£346 Per Month



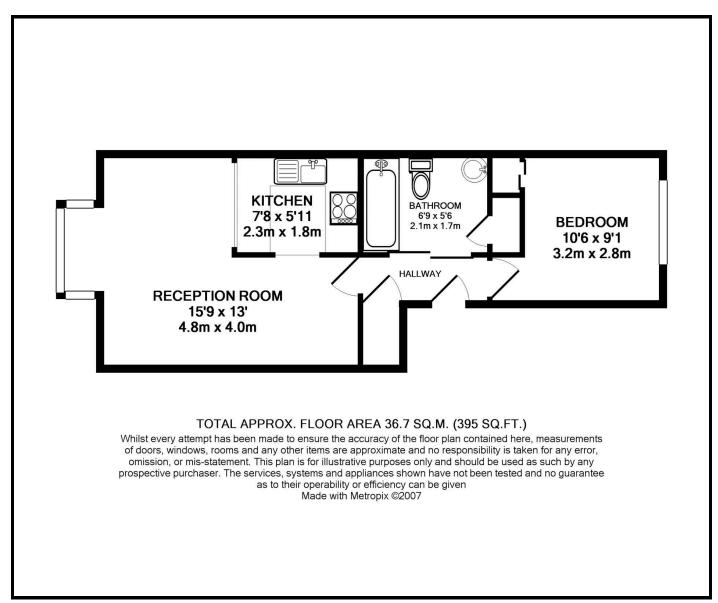
KEY FEATURES:

- 1 Bedroom top floor flat in purpose built development
- Open plan kitchen
- Fully tiled bathroom
- FURNISHED ~ AVAILABLE 7th of January 2025
- Ealing Council, Council Tax band C
- EPC Rating: C

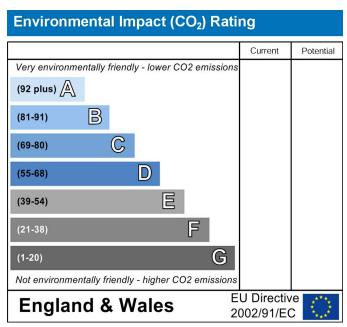
- Cosy 1 bedroom flat in purpose built development (Zone 2, Central Line)
- * Spacious double bedroom
- * Open plan reception room
- * Fully fitted kitchen
- * Partly tiled bathroom
- * Offered in good condition
- * Allocated parking
- * Within 10 mins to North Acton tube station and its local amenities

FURNISHED ~ AVAILABLE 7th of January 2025 Ealing Council, Council Tax band C

EPC Rating: C



Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) 🛕 В (81-91) 79 74 (69-80) (55-68) (39-54) (21-38) Not energy efficient - higher running costs EU Directive **England & Wales** 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.