



Cotton Avenue, Acton, London W3 6YF

Asking Price £250,000 Leasehold



**KEY FEATURES:**

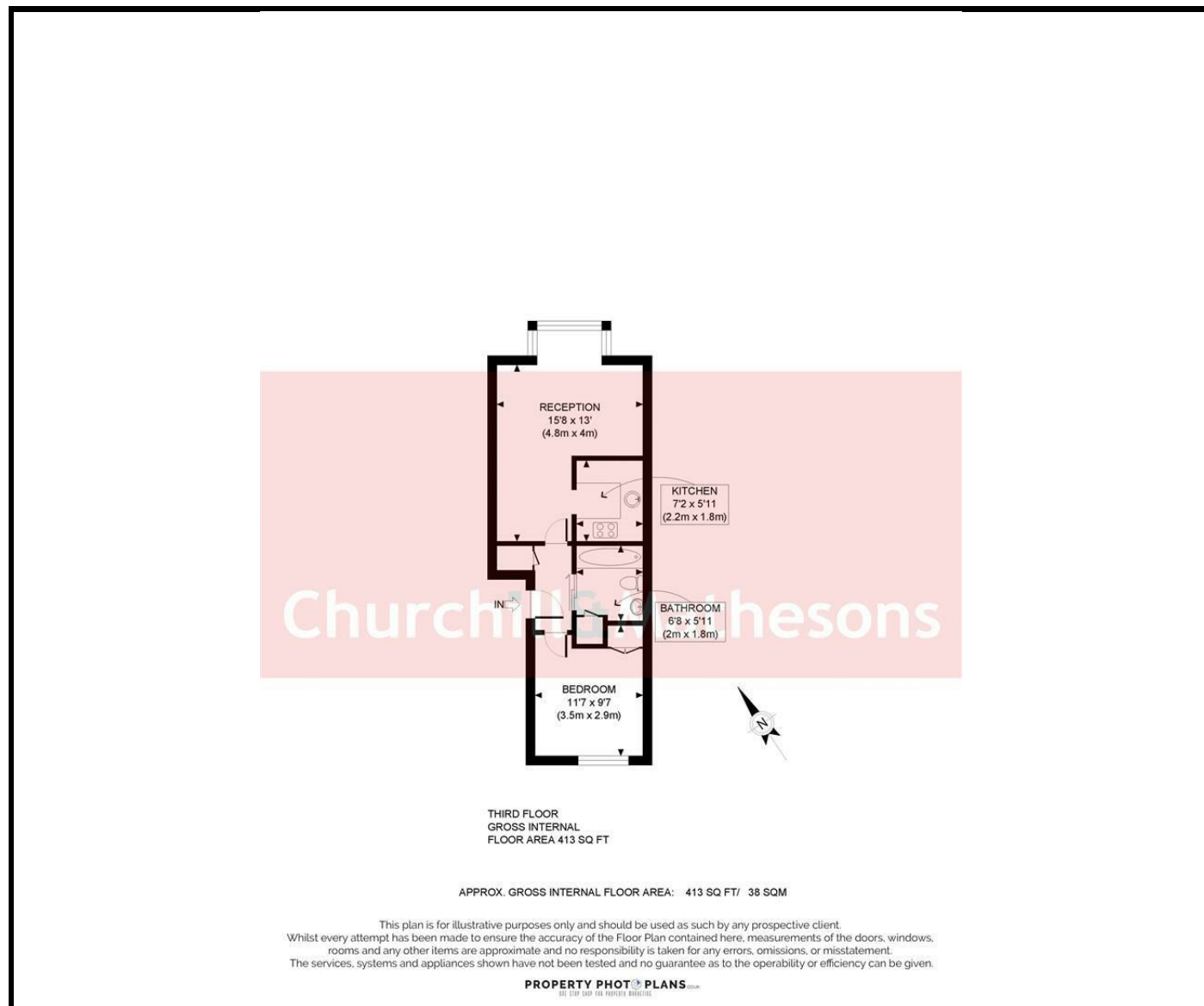
- LONG LEASE
- 413 SQFT
- 1 BEDROOM
- 1 BATHROOM
- 1 RECEPTION
- PRIVATE PARKING
- COMMUNAL GARDENS
- EASY ACCESS TO LONDON
- CLOSE TO SHOPS, RESTAURANTS

Built in 1989, this leasehold property offers a practical living space with convenient transport links. Don't miss out on this opportunity – enquire today! This 413sqft flat with a long lease on Cotton Avenue provides a rare chance to own a property in London at a great price point. The flat includes 1 bedroom, 1 bathroom, 1 reception, private parking space and communal gardens. Its compact design makes it manageable and easy to maintain.

Located in London, the area offers easy access to the Western Avenue and public transport, including Acton Main Line, Acton Central and East Acton Station making commuting around London and beyond a breeze. The neighbourhood boasts a variety of shops, restaurants and other facilities ensures that everyday necessities are within easy reach.

The flat is a leasehold property built in 1989, providing a solid foundation for those looking to personalise their living space. This is an ideal opportunity for first-time homebuyers or investors looking for value in London's market.

Opportunities like this are rare in London's competitive property market. Put this on top of your viewing list today.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <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		

**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.