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**Churchill & Mathesons**

Wulfstan Street, London, W12 0AB

£700,000 Freehold



**KEY FEATURES:**

- FREEHOLD
- BEAUTIFULLY DECORATED
- 3 BEDROOMS
- 2 BATHROOMS
- 1 OPEN PLAN RECEPTION AND DINER
- SOUTH-WEST FACING GARDEN
- SUPER LOCATION

Found on sought after Wulfstan Street, W12, London, this beautifully decorated terraced house offers a delightful blend of modern living and classic elegance. Spanning an impressive 1,067 sqft the property boasts 3 well-proportioned bedrooms, that includes the loft conversion featuring a luxurious en-suite bathroom, providing a private retreat.

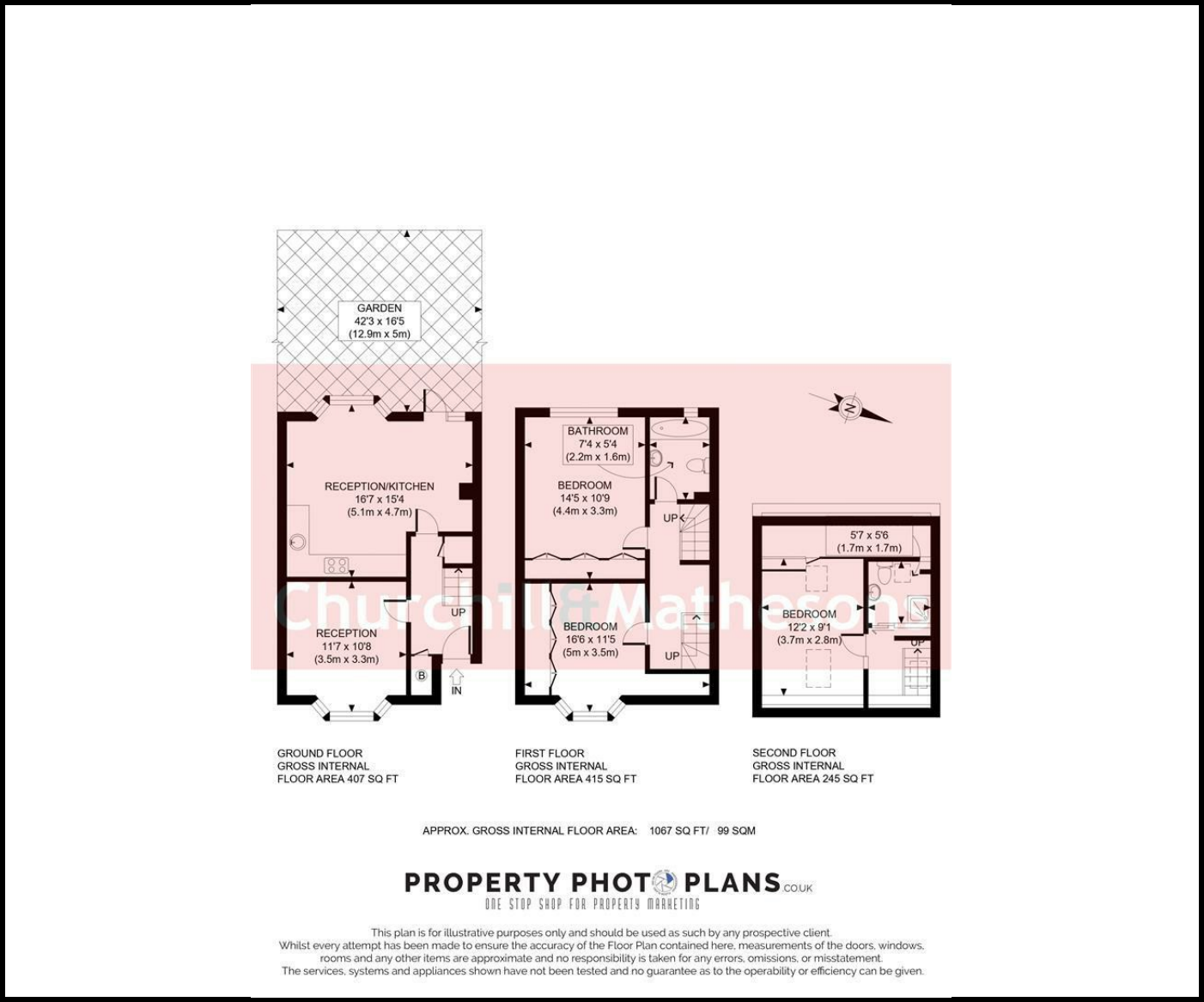
Upon entering, you are greeted by a living room, adorned with a stunning bay window, allows natural light to flood the space, highlighting the exquisite wooden floors that add warmth and character.

The heart of the house is undoubtedly the bespoke tiled kitchen, which seamlessly flows into an open-plan dining area. This design creates an ideal setting for family gatherings and social occasions, with easy access to the south-west facing garden. The garden itself is a tranquil oasis, perfect for enjoying sunny afternoons or hosting summer barbecues.

With two well-appointed bathrooms, this property caters to the needs of modern family life, ensuring convenience and comfort for all. The combination of stylish interiors, thoughtful layout, and a prime location makes this terraced house a truly exceptional opportunity for those seeking a vibrant London lifestyle. Whether you are a growing family or a professional couple, this home is sure to impress.

Close to East Acton Station, A40, Wormwood Scrubs, HS2, shops, restaurants, great schools and so much more...

Put this on your viewing list today.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 67                      | 77        |
| (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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| 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.