



166 Manor Park Road
Harlesden
London
NW10 4JT
T: 020 8965 2250
E: sales@churchillmathesons.com
www.churchillmathesons.com

Churchill & Mathesons

Daffodil Street, London, W12 0TG

Asking Price £625,000 Freehold



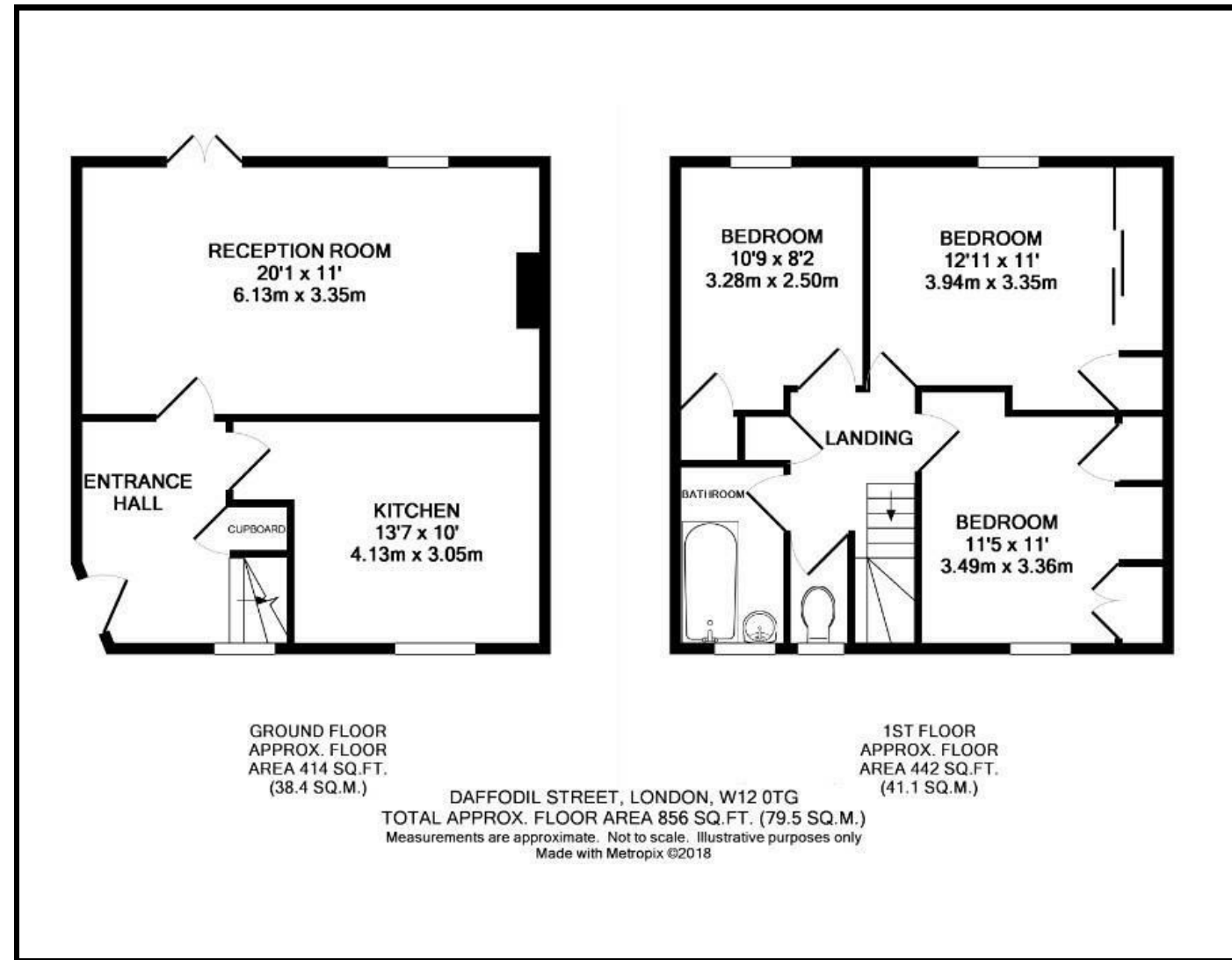
KEY FEATURES:

- THREE BEDROOM HOUSE
- ON POPULAR "FLOWERS ESTATE"
- SPACIOUS RECEPTION
- FITTED KITCHEN
- BATHROOM WITH SEPARATE WC
- PRIVATE REAR GARDEN
- GOOD SIZED GARDEN

CHURCHILLMATHESONS are delighted to offer this delightful THREE BEDROOM Terraced property, situated on the increasingly popular "Flowers Estate" with access to good local schools, East Acton Central Line Station and bus routes which are near by. The property benefits from good sized living accommodation throughout, Bathroom with separate WC, UPVC double glazing and a good size rear garden. An internal viwing is highly recommended.

The property comprises of; Entrance Hall, Lounge/Diner, Kitchen, First Floor Landing with doors leading to Three Good Sized Bedrooms, Family Bathroom with separate WC. Outside, Front garden enclosed by low level retaining wall and a good size rear garden.

The total floor area is approximately 856 SQ/FT (79.5 S/M)



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		
	56	86
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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		
	49	85
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.