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**Churchill & Mathesons**

Perryn House, London, W3 7JD

Asking Price £460,000 Leasehold - Share of Freehold



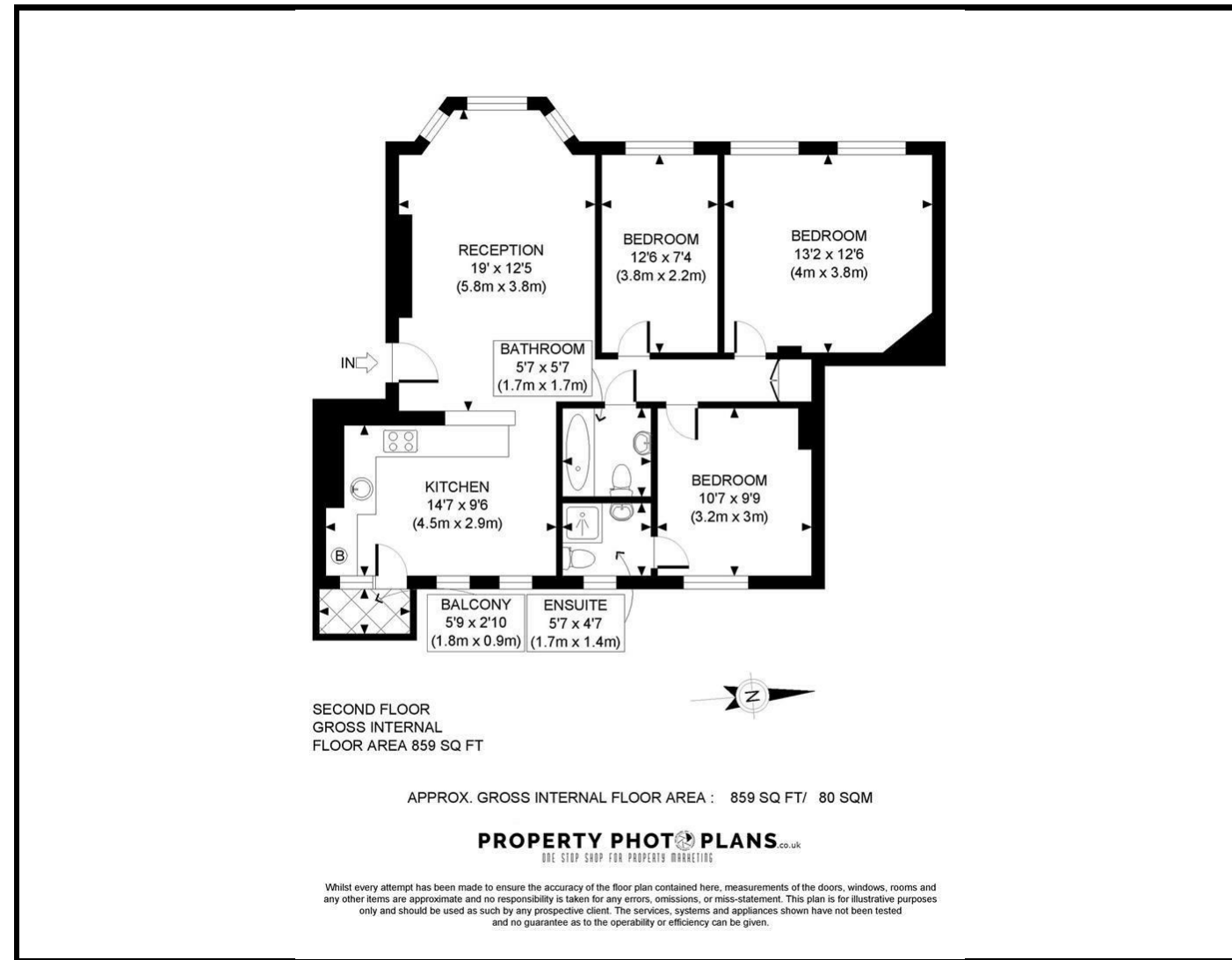
**KEY FEATURES:**

- THREE BEDROOM
- SECOND FLOOR (TOP FLOOR)
- PURPOSE BUILT
- MANSION BLOCK
- IN NEED OF UPDATING
- BALCONY TO REAR
- COMMUNAL GARDENS
- BATHROOM & EN SUITE SHOWER ROOM
- OPEN PLAN RECEPTION & KITCHEN
- CHAIN FREE

CHURCHILL MATHESONS are pleased to offer for sale this THREE BEDROOM SECOND FLOOR (TOP) MANSION APARTMENT in an ATTRACTIVE GATED PRIVATE DEVELOPMENT on Bromyard Avenue within easy walking distance of Acton Central Overground Station (Zone 2), East Acton Central Line (zone 2), access to the A40 and local bus routes.

The property requires updating throughout and is offered CHAIN FREE. The accommodation includes OPEN PLAN RECEPTION WITH KITCHEN, BALCONY overlooking rear communal gardens, BATHROOM/WC, THREE BEDROOMS, EN-SUITE SHOWER ROOM & RESIDENTS' PARKING.

The internal floor area is approximately 859 SQ FT / 80 SQM



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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	65
(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>		44	60
(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 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.