



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

Churchill & Mathesons

Old Oak Common Lane, London, W3 7DN

Offers Invited £725,000 Freehold



KEY FEATURES:

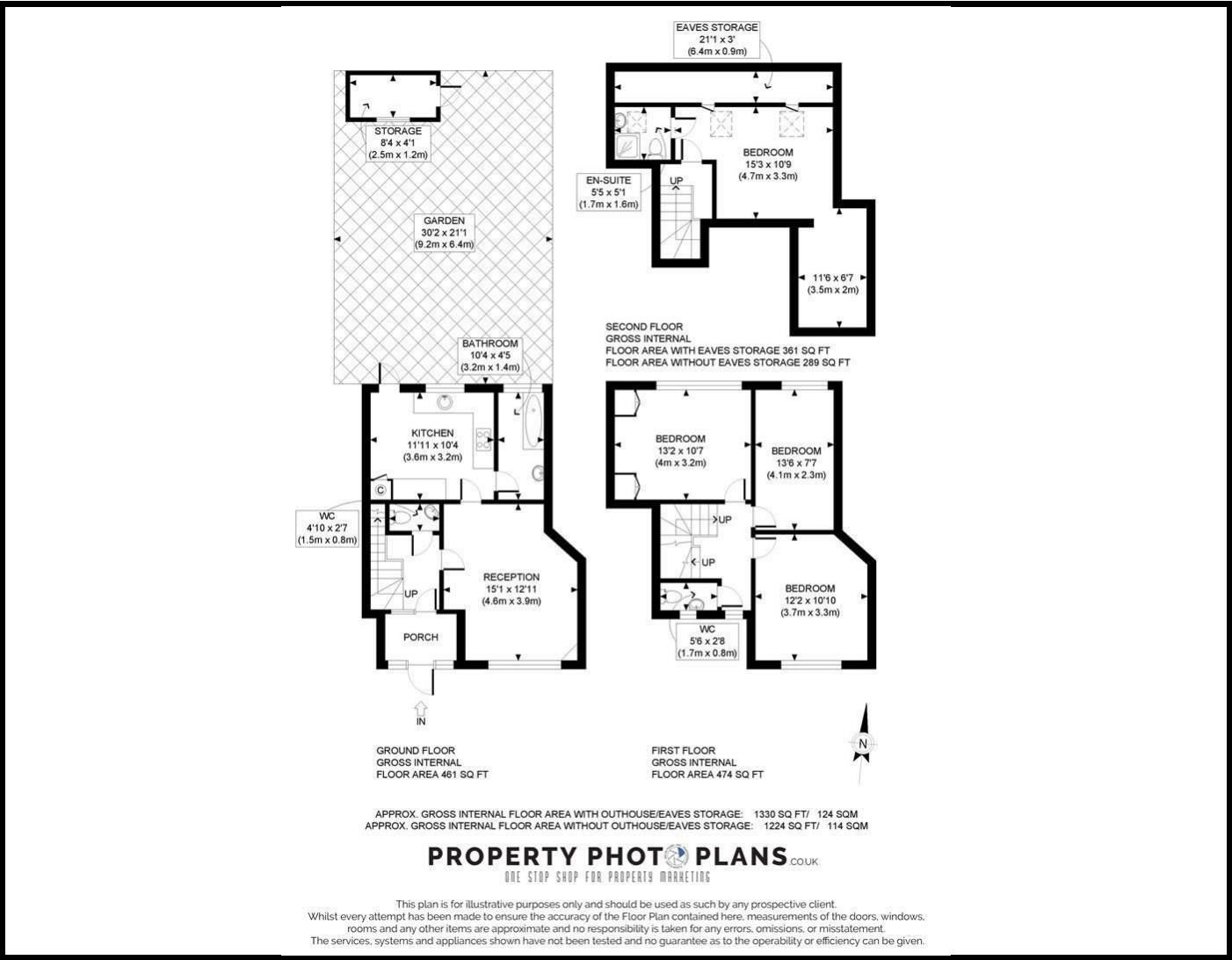
- THREE / FOUR BEDROOMS
- FITTED KITCHEN / DINER
- FREEHOLD
- LOVELY REAR GARDEN
- GROUND FLOOR BATHROOM / SEPARATE WC
- USEABLE LARGE LOFT SPACE
- EN-SUITE SHOWER ROOM / WC
- CLOSE TO UNDERGROUND STATION
- DOUBLE BEDROOMS

A well-presented FOUR BEDROOM MID TERRACE HOUSE with planning permission to extend already in place (STPP).

The property comprises of porch, entrance hall, reception room, kitchen/diner with a door leading into the rear garden, two bathroom/WCs, first floor landing, three bedrooms and a loft area currently being used as a bedroom with en-suite and a small snug room in the corner. The gross internal floor area is approximately 1224 SQ/FT (114 SQ/M).

Old Oak Common Lane is located close to local shops, cafes and schools and is well connected to all public transport routes including A40, local buses and with few minutes' walk to East Acton Underground Station (Central Line - Zone 2). Also close to the upcoming HS2 / Elisabeth Line with high-speed services to Midlands, the North and Central London. Local Authority London Borough of Ealing. Council Tax Band D.





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