



18 Old Oak Common Lane
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Churchill & Mathesons

Acton Lane, London, NW10 8TX

Asking Price £400,000 Leasehold



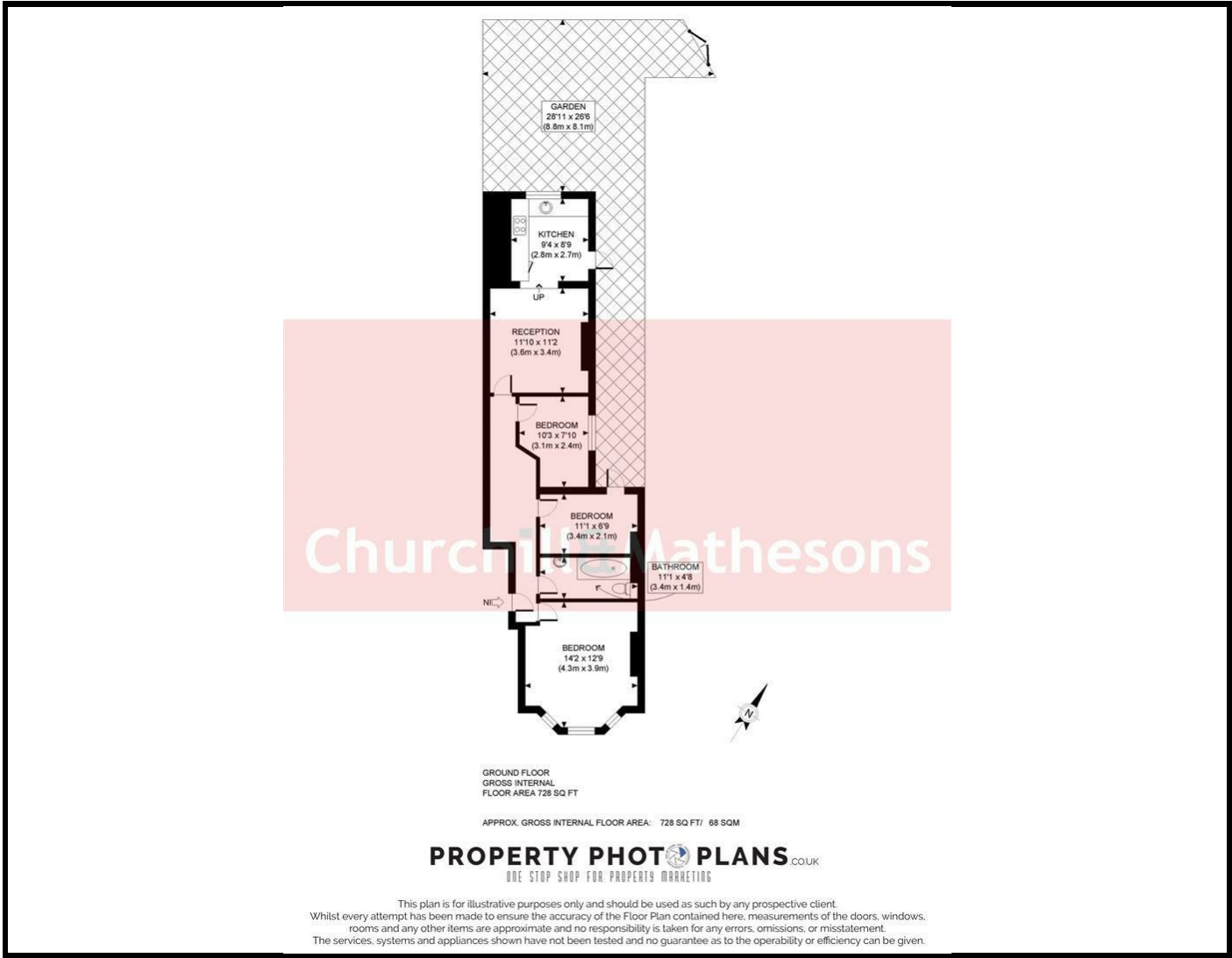
KEY FEATURES:

- THREE BEDROOM
- GROUND FLOOR FLAT
- CHAIN FREE
- REAR GARDEN
- FULLY REFURBISHED
- CLOSE TO SHOPS
- CLOSE TO STATION
- VACANT

A ground floor FULLY REFURBISHED three bedroom Victorian conversion flat with a private rear garden.

The property comprises of entrance hall, reception room, separate kitchen, three bedrooms and bathroom. The total floor area is approximately 722.8 SQ/FT (67 SQ/M). Further benefits are the property is being offered CHAIN FREE.

Acton Lane is located close to schools, shops and independent cafes on Harlesden High Street. Transport links include Harlesden Station (Bakerloo Line & London Overground - Zone 3), Willesden Junction Station (Bakerloo Line & London Overground - Zone 2 & 3) and numerous bus routes. Local Authority London Borough of Brent. Council Tax Band C.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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		
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.