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Cotton Avenue, London, W3 6YF

Asking Price £224,950 Leasehold



**KEY FEATURES:**

- STUDIO APARTMENT
- GROUND FLOOR
- ALLOCATED PARKING
- SECURE ENTRYPHONE SYSTEM
- SEPARATE FITTED KITCHEN
- RECENTLY REFURBISHED
- EXTERNAL CUPBOARD

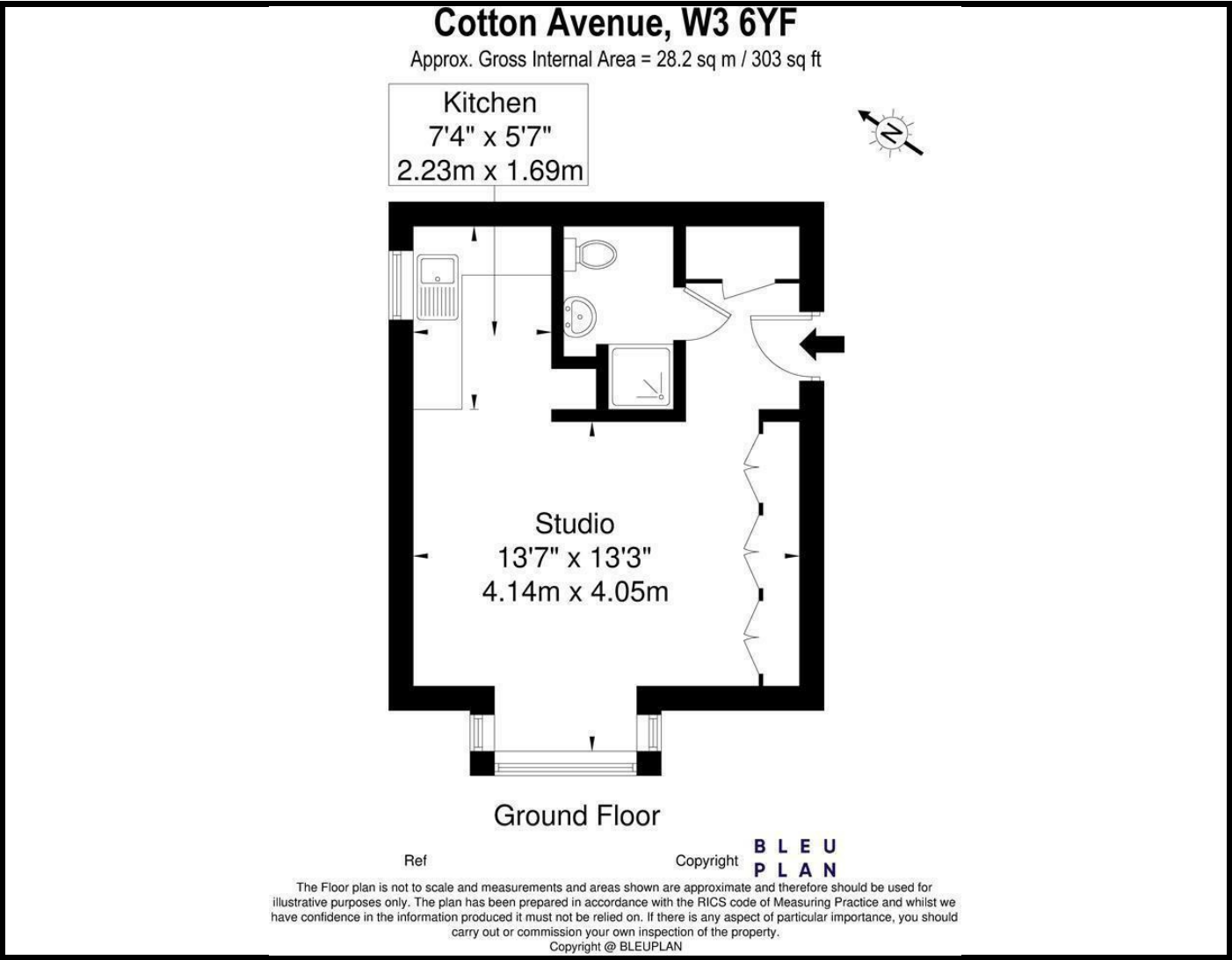
A RECENTLY REFURBISHED GROUND FLOOR STUDIO APARTMENT set in a PURPOSE BUILT BLOCK.

The property comprises of a spacious bedroom/lounge, separate kitchen and shower room. The gross total floor area is approximately 303 SQ/FT (28.2 SQ/M).

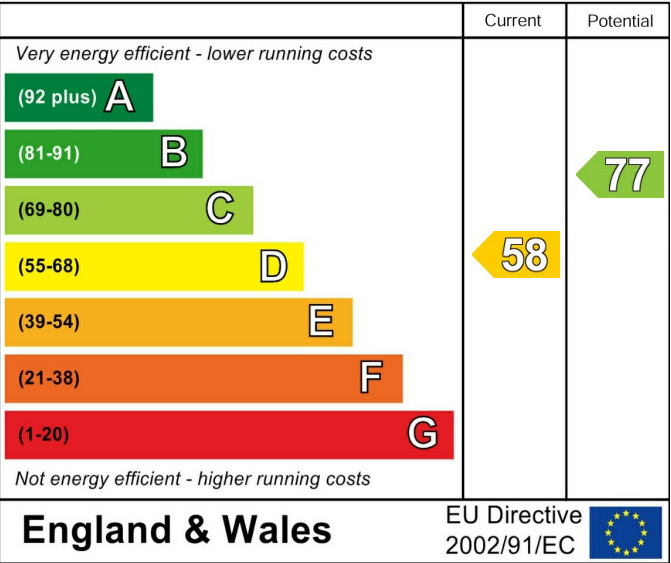
Further advantages are the property has SECURE ENTRYPHONE SYSTEM and ALLOCATED PARKING. Ideal for a first-time buyer or as buy-to-let investment. The property provides spacious accommodation and is being offered with NO UPPER CHAIN.

Cotton Avenue is on the popular Westcott Park development and is located within approximately 10 minutes walking distance of North Acton and Acton Mainline Station (Central Line and Elizabeth Line) and the A40 offering easy access into Central London & The West End. Local shops, cafes and schools are also a short distance away. Local Authority London Borough of Ealing. Council Tax Band C.

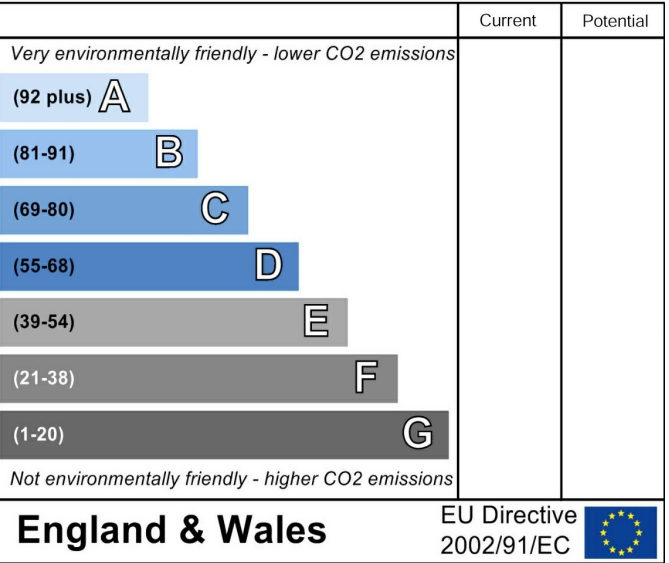




**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



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.