



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

Churchill & Mathesons

5 Cuthbert Street, London, W2 1DQ

Asking Price £750,000 Leasehold



KEY FEATURES:

- THIRD FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LARGE SASH WINDOWS
- HIGH CEILINGS
- MIELE KITCHEN APPLIANCES
- CCTV SECURITY
- BICYCLE STORAGE
- UNDER FLOOR HEATING IN BATHROOM
- CLOSE TO MAJOR RAILWAY STATIONS
- CLOSE TO LANDMARKS

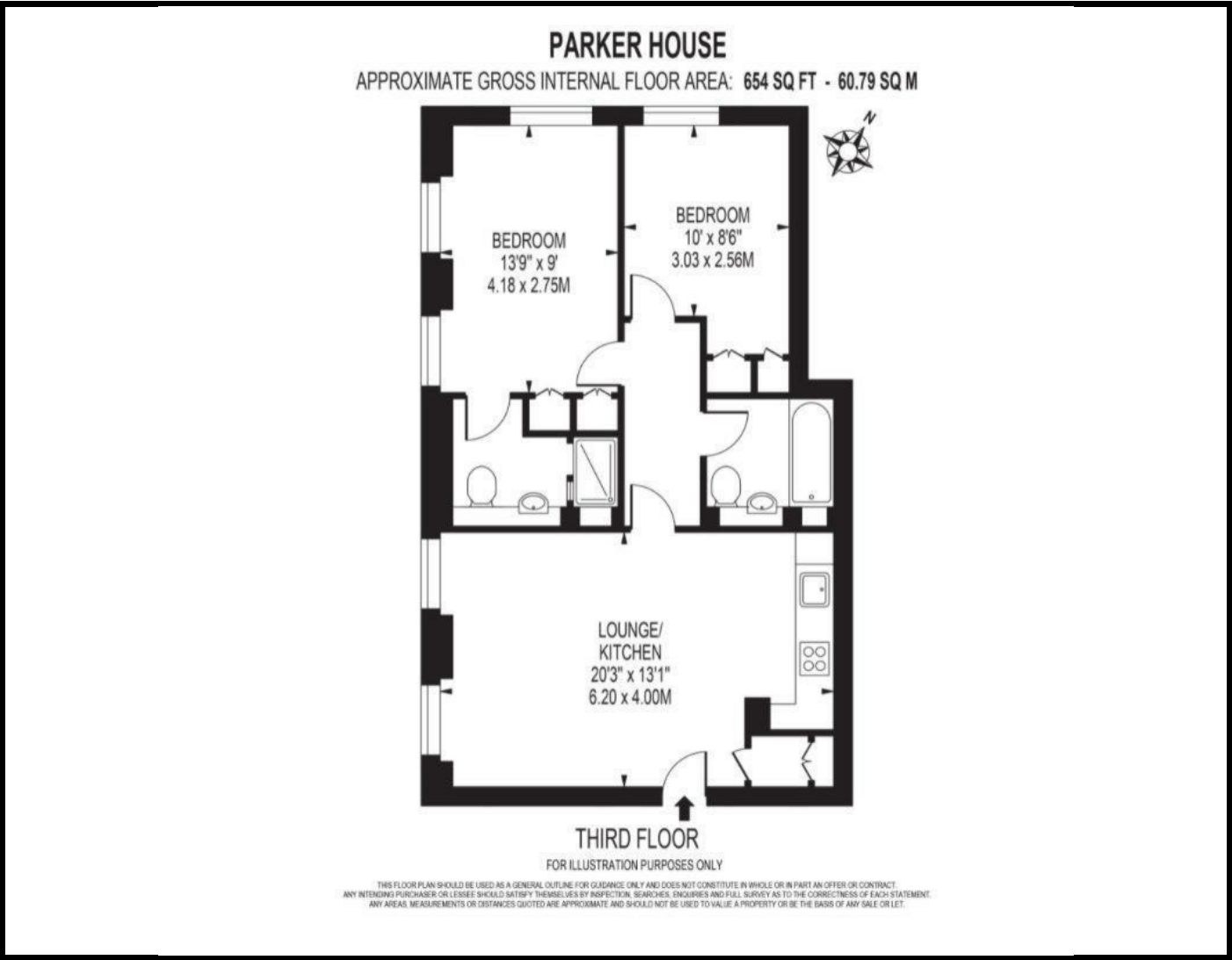
A THIRD FLOOR TWO BEDROOM, TWO BATHROOM BEAUTIFUL APARTMENT in this GRAND VICTORIAN BUILDING.

The property comprises of Entrance Hall, Lounge/Kitchen/Diner the kitchen features spray finished cabinets with STONE WORKTOPS. natural stone splashbacks and MIELE APPLIANCES, Two Double Bedrooms with the main bedroom having access to an en-suite shower room and Family Bathroom with MARBLE TILES, UNDERFLOOR HEATING and HEATED TOWEL RAILS.

Further advantages are the property has HIGH CEILINGS AND LARGE SASH WINDOWS allowing a huge amount of natural light in. Residents benefit from lift, CCTV security and bicycle storage. The total floor area is approximately 654 SQ/FT (60 SQ/M).

Cuthbert Street is located close to major railway and underground stations with trains to other UK cities and is within easy access to shops, business districts, restaurants, theatres, museums and landmarks of Central London. Local Authority Westminster City. Council Tax Band E





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		
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.