



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

Churchill&Mathesons

Western Circus, London, W3 7XX

Offers Invited £629,000 Leasehold



**KEY FEATURES:**

- LARGE TWO BEDROOM APARTMENT
- Total Floor Area - 887.6 sq ft/82.5 sqm
- HIGH QUALITY
- BRAND NEW
- EN-SUITE
- BALCONY
- ENTRY PHONE SYSTEM
- EXCELLENT TRANSPORT LINKS
- LANDSCAPED GARDENS

Western Circus, Acton is an exciting West London location for these HIGH QUALITY BRAND NEW apartments. All the properties are available with private outdoor space & set around 4,000 sq of private LANDSCAPED GARDENS.

Western circus makes for an ideal first home, as Acton offers a life style of vibrant restaurants, pubs & green spaces.

The homes have flowing open plan layouts, lounge / kitchen / diner with FULLY INTEGRATED APPLIANCES. This two bedroom property has an EN-SUITE from the main bedroom, plus a family bathroom & BALCONY.

Close to all amenities, planned on-site supermarket & just a 5-minute walk to East Acton station, there are excellent links into London. Nearby Old Oak Common overground station will soon be the only station in the UK to connect with both Crossrail and HS2

Total Floor Area - 887.6 sq ft / 82.5 sqm

(Photographs are for illustration purposes only).





### 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>		
(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>		
(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 & 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.