



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

Churchill & Mathesons

Maple Avenue, London, W3 7LE

Asking Price £425,000 Leasehold



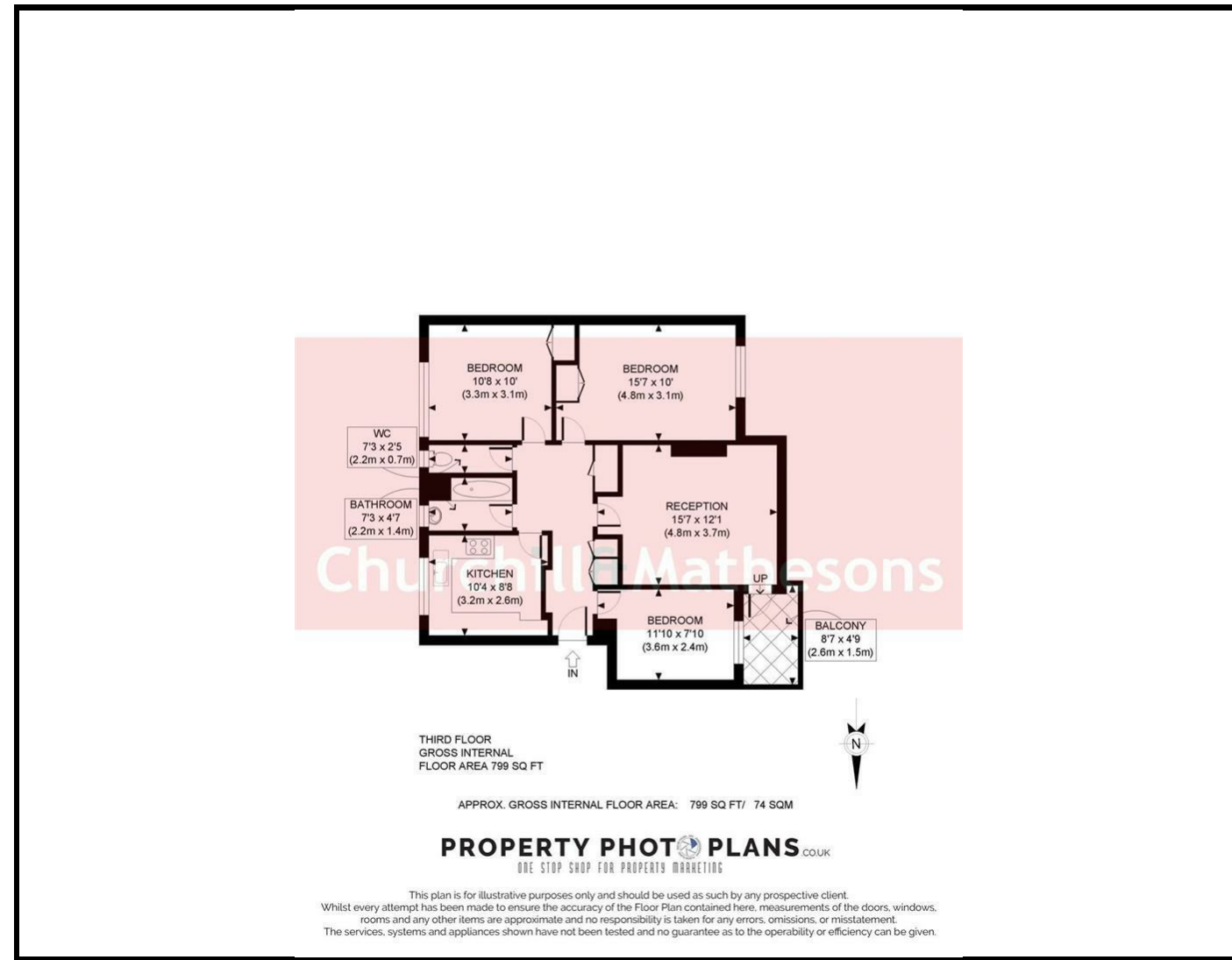
KEY FEATURES:

- THREE BEDROOM FLAT
- THIRD FLOOR
- GAS CENTRAL HEATING
- SEPARATE WC
- BALCONY
- CLOSE TO PARK

A THIRD FLOOR THREE BEDROOM FLAT WITH BALCONY.

The property comprises of entrance hall, lounge/diner with doors leading to a private balcony, kitchen, three bedrooms and a bathroom with separate WC.

Conveniently located only a few minutes walk away from local cafes, shops and schools. Acton Park is a 5 minute walk away offering green space, children's playground, tennis court, cafe and miniature golf course. Excellent transport links are near by including bus routes to Westfield Shopping Centre, Wembley and Hammersmith. Acton Central Rail Station (London Overground - Zone 3) is a 10 minute walk offering trains to Richmond and East London. London Authority London Borough of Ealing. Council Tax Band C.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | 41 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) 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.