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Churchill&Mathesons

Cotton Avenue, London, W3 6YG

Asking Price £310,000 Leasehold



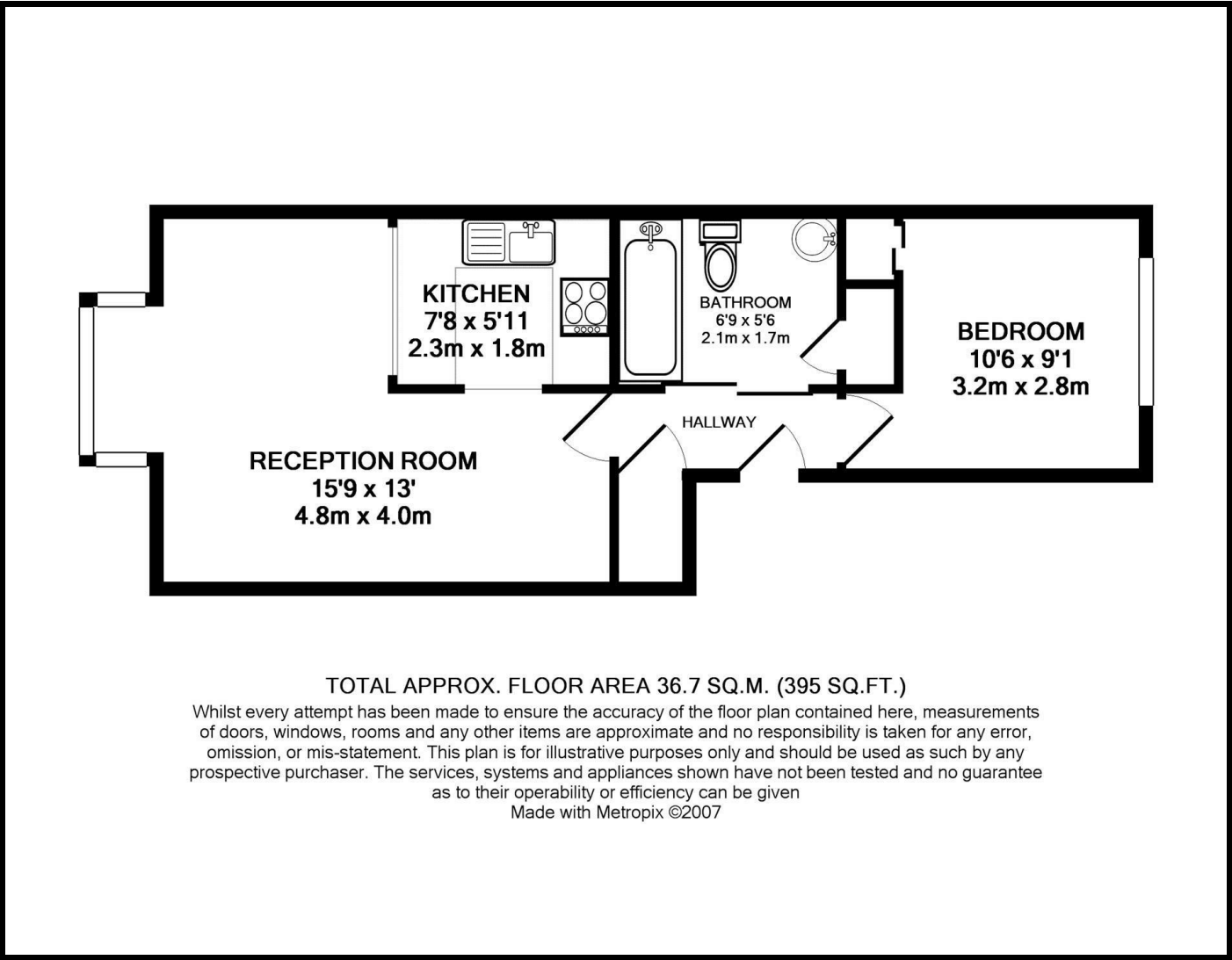
KEY FEATURES:

- ONE BEDROOM
- TOP FLOOR FLAT
- SPACIOUS DOUBLE BEDROOM
- ALLOCATED PARKING
- NO UPPER CHAIN
- CLOSE TO TUBE

A ONE BEDROOM PURPOSE BUILT FLAT in Acton with ALLOCATED PARKING and NO UPPER CHAIN.

The property consists of a open plan reception room / kitchen, one double bedroom and bathroom. The total floor area is approximately 395 SQ/FT (36.7 SQ/M). An in person viewing is highly recommended to further implore on the interior of the property. This centrally located property is ideal for a first time-buyer.

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	67
(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.