



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

Churchill&Mathesons

Beechwood Grove, Acton, London W3 7HY

Asking Price £439,950 Leasehold



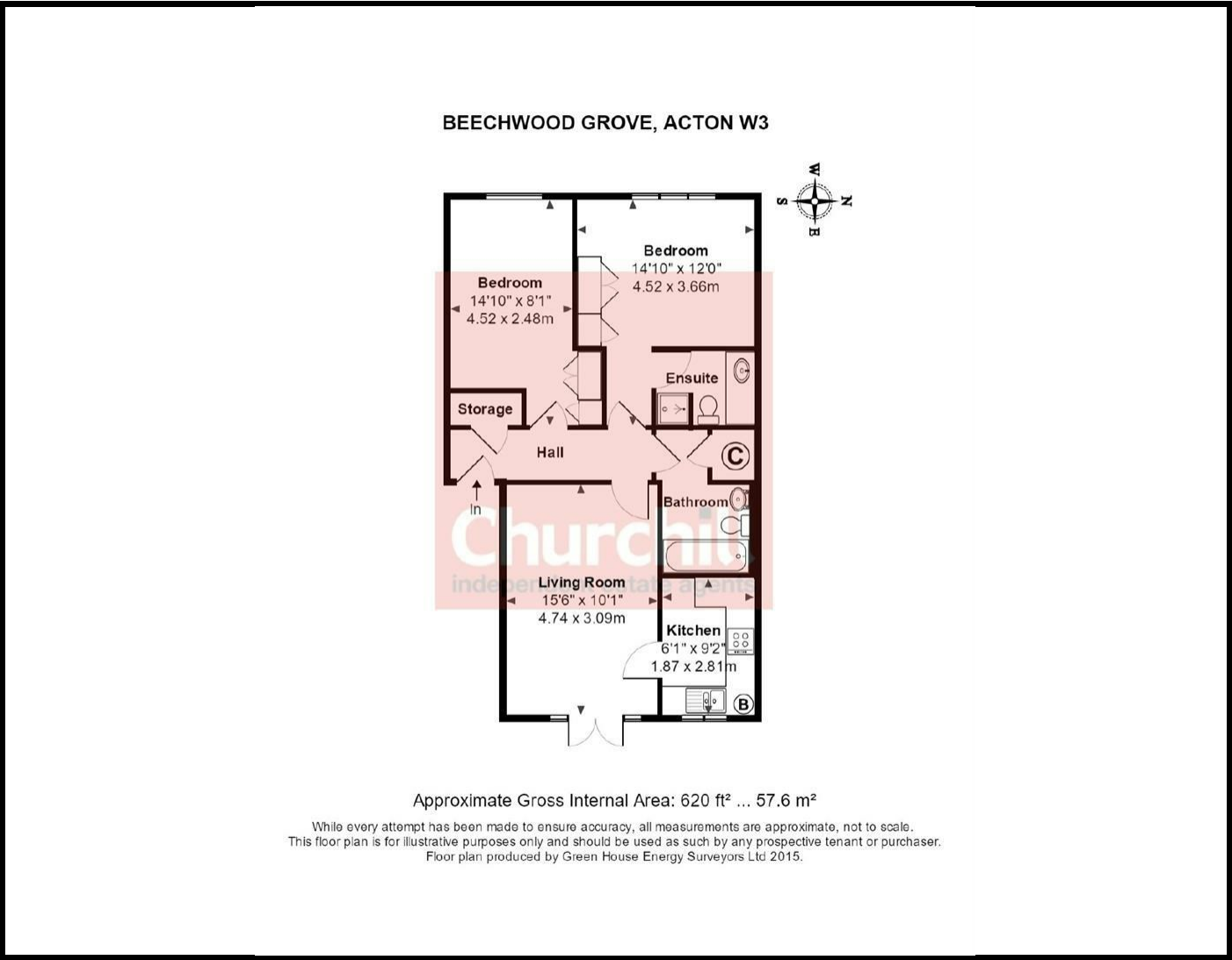
KEY FEATURES:

- GROUND FLOOR
- TWO BEDROOMS
- ALLOCATED PARKING SPACE
- EN-SUITE TO MASTER BEDROOM
- NO UPPER CHAIN
- CLOSE TO EAST ACTON & ACTON CENTRAL OVERGROUND STATIONS
- GOOD SCHOOL CATCHMENT AREA

This SPACIOUS two bedroom ground floor flat is set in a SECLUDED SPOT on the popular Goldsmith Estate. This leafy area of Acton, is also centrally located for parks, shops and a wide range of other local amenities.

There is access to a small front garden within this PRIVATE DEVELOPMENT. Benefits also include a 14ft master bedroom with en-suite shower room, a 15 ft reception room, leading to a 9ft fitted kitchen. Presented to the market in GOOD CONDITION, an internal viewing is highly recommended.

Transport links, including East Acton (Zone 2, Central Line) and Acton Central Overground Stations. EPC Rating. Approximate gross internal area 620 ft. Council Tax band D and Local Authority of Ealing.



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		
	75	78
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.