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Churchill & Mathesons

Perryn Road, London, W3 7LX

Asking Price £4,999,000 Freehold



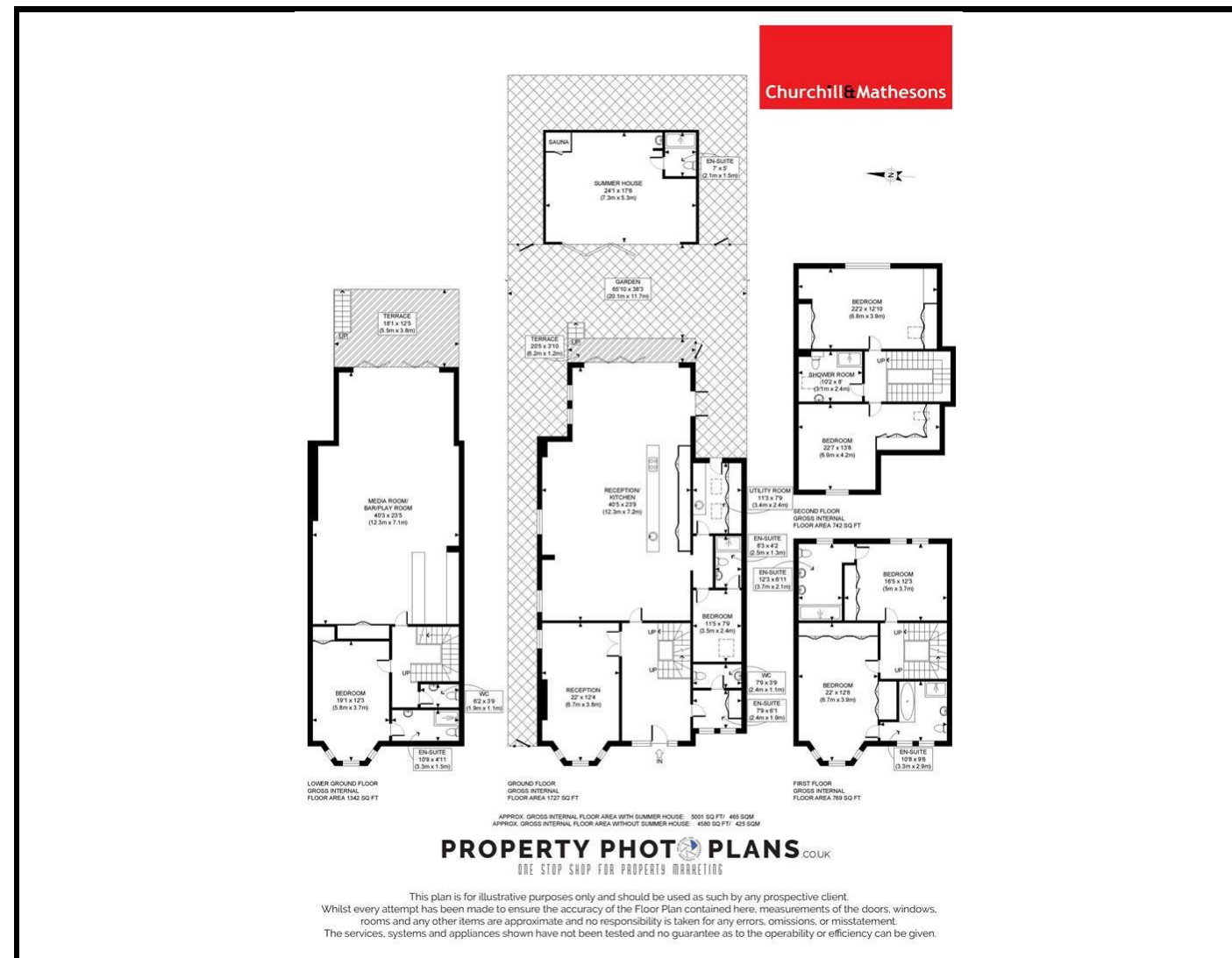
KEY FEATURES:

- CUSTOM-DESIGNED
- MODERN DETACHED FAMILY HOUSE
- HIGHLY SOUGHT AFTER ROAD
- ARRANGED OVER 4 FLOORS
- SIX/SEVEN BEDROOMS (FOUR EN SUITES)
- INTERNAL AREA 4580 SQFT/ 425 SQM
- LARGE GARDEN WITH SUMMER HOUSE
- BASEMENT WITH GAMES AREA & BAR
- LARGE FAMILY LIVING/DINING AREA
- LUXURY KITCHEN

AN EXCEPTIONAL CUSTOM-DESIGNED DETACHED FAMILY HOME THAT IS ARRANGED OVER FOUR FLOORS. The property has been built within the last 5 years.

This unique living space provides open plan living & dining area with fitted kitchen, island worktops & doors onto the rear garden. The property boasts six/seven bedrooms, SAUNA with shower room, SUMMER HOUSE, LOUNGE WITH BAR, GAMES ROOM AND CINEMA AREA. The property also has a LARGE DRIVEWAY FOR FOUR / FIVE CARS. A viewing is highly recommended for this impressive family home. The total floor area is approximately 4580 SQ/FT (425 SQ/M).

Situated on a traditional & sought-after residential road in a vibrant West London location. Acton is a leafy London area with a wide range of parks, shops and restaurants. Acton is also convenient for transport links including East Acton Station (Central Line - Zone 2) & the new Elizabeth Line and up and coming HS2 offering high speed services to Central London and The West Midlands. Motorists have easy access into Central London and further west by the A40. Local Authority London Borough of Ealing. Council Tax Band H.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	88
(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 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.