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Sundew Avenue, London, W12 0RW

Open To Offers £329,950 Leasehold



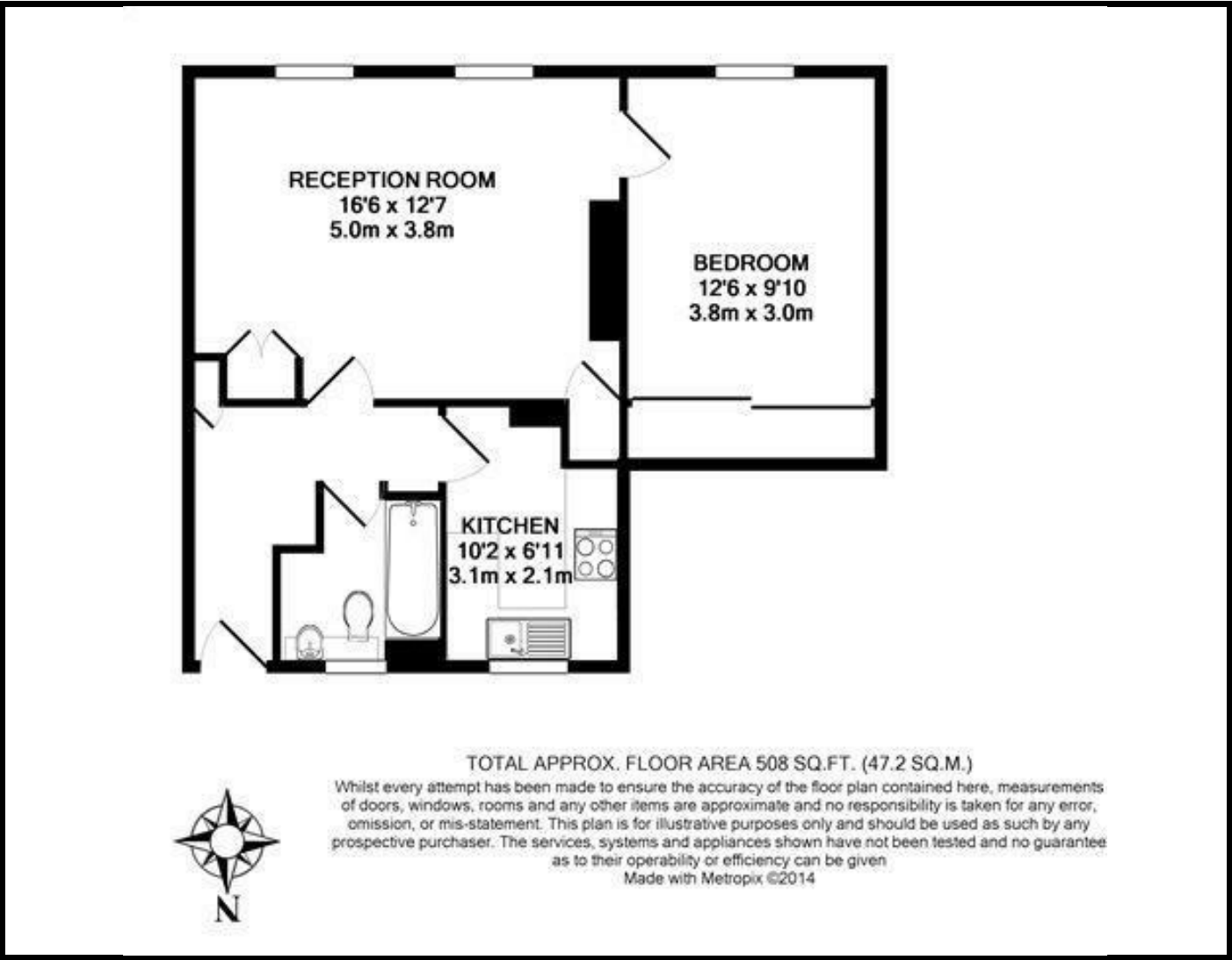
KEY FEATURES:

- MODERN ONE BEDROOM APARTMENT
- GROUND FLOOR
- NO CHAIN
- LARGE BRIGHT AND AIRY RECEPTION
- FULLY FITTED KITCHEN AND BATHROOM
- CLOSE PROXIMITY TO WESTFIELD SHOPPING CENTRE
- WALKING DISTANCE TO WHITE CITY UNDERGROUND
- LONG LEASE

A ONE BEDROOM GROUND FLOOR flat ideal for a first time buyer or buy-to-let investment is this well maintained and modern one bedroom ground floor flat. The property comprises of a well proportioned double bedroom with built-in wardrobes, very large bright and airy reception room, separate fully fitted modern kitchen and bathroom. The flat is well located on the periphery of the ever popular Wallflower estate in Shepherds Bush. East Acton tube station (Central line) is within walking distance as are the bus and shopping facilities of the Uxbridge Road. Early viewings highly recommended! EPC Rating C. Council Tax band A and Local Authority of Hammersmith & Fulham.

The flat is conveniently located a short walk to White City and close to links of the A40. Close to local shops, bars and restaurants on Uxbridge Road and Westfield Shopping Centre.

The gross internal floor area is approximately 47.2 SQM



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	70	72
(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.