

21-23 Cumberland Park, London, W3 6SY

Offers In Excess Of £425,000 Leasehold - Share of Freehold



KEY FEATURES:

- Very sort after location
- Period flat
- Large communal garden
- Large Investment potential
- 0.3 miles to Acton Central (Overground to Richmond and Stratford)
- 0.3 miles from restaurants, boutiques, shops
- 0.3 miles from Acton Park
- Great shops, restaurants, shopping centres

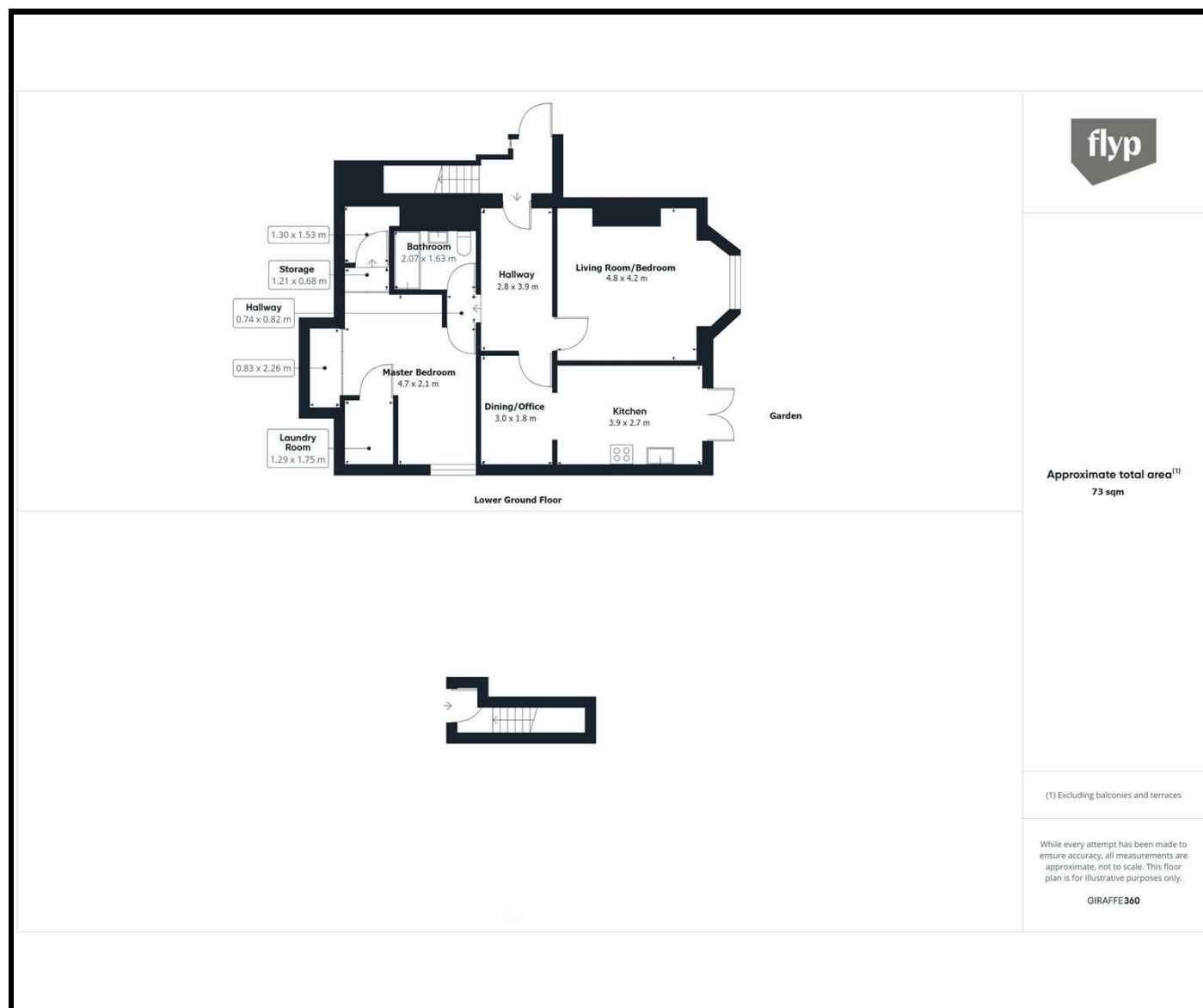
IN THE HEART OF POET'S CORNER AT A GIVE AWAY PRICE

Easily converted into an open plan, 2 bedroom flat (Fully approved)

This large 785sqft lower ground floor SFH period flat offers secure living with private use outdoor space and a large communal garden. It boasts solid wood floors, 1 x large hallway, 1 x bedroom, 1 x dining/study, 1 x large bright living room (high ceilings), 1 x bathroom (bath, basin, toilet), 1 x laundry/utility space and 1 x modern kitchen leading into the garden.

CASH BACK FROM DEVELOPMENT OPPORTUNITY FOR ALL OWNERS

Located close to Acton Central, Churchfield Road with restaurants, shops and boutiques. Morrisons, Lidl and much more. Schools include, Derwentwater Primary school, Ark Byron Primary Academy and Twyford Church of England High School



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	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 (CO₂) 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		

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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.