



Cotton Avenue, London, W3 6YG

Asking Price £285,000 Leasehold



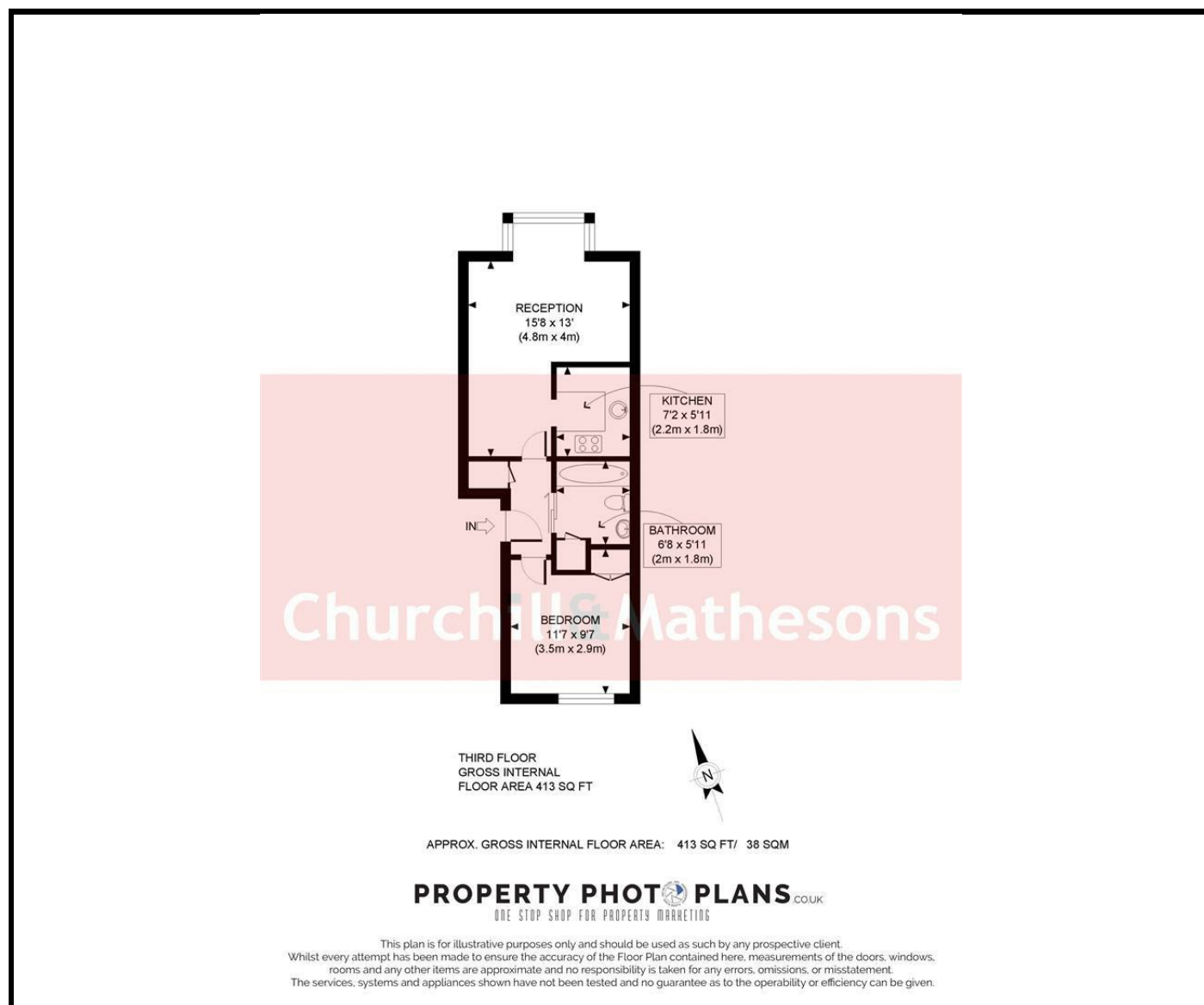
**KEY FEATURES:**

- LONG LEASE
- PRIVATE PARKING
- TOP FLOOR
- 1 BEDROOM
- 1 BATHROOM
- COMMUNAL GARDENS

Nestled in the charming area of Westcott Park, North Acton, this delightful 1 bedroom with built-in cupboards, 1 spacious reception room, a fully tiled bathroom and well-appointed separate kitchen offers a perfect blend of comfort and convenience. Spanning 413sqft, with designated PAKING this property is ideal for individuals or couples seeking a modern living space in a vibrant community.

The location of this flat is particularly advantageous, with excellent transport links nearby, making it easy to access central London and beyond. The surrounding area boasts a variety of local shops, cafes, and parks, enhancing the appeal of this property for those who appreciate a lively neighbourhood.

With its practical layout and prime location, it is a must-see for anyone seeking a comfortable and stylish flat in North Acton. Do not miss the chance to make this charming flat your own.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>66</b>	<b>78</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.