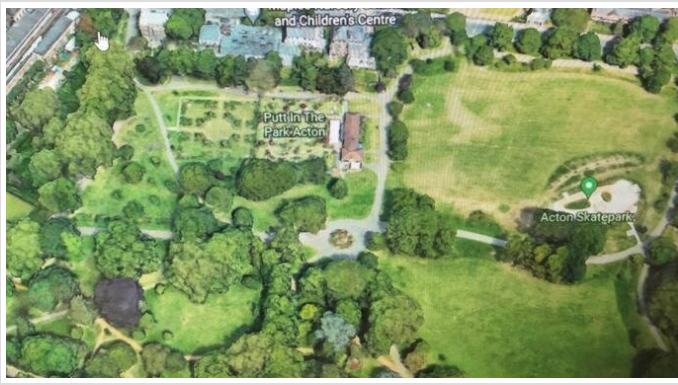


3 Bed Flat In 1 East Churchfield Road , London, W3 7LL

£560,000





SHORT DESCRIPTION

Property Ref: 15148 Newly available, a rare opportunity to purchase this wonderfully spacious three-bedroom, two-bathroom apartment, situated in the much sought-after area of Central Acton. This must-see property is extremely well presented throughout, comprising a large lounge with stunning feature staircase, three generous double bedrooms, one with en-suite WC, a modern, newly refurbished kitchen, one large bathroom with bath and handbasin, and a second bathroom with shower, handbasin and WC. Large sash windows and high ceilings across the first floor create a warm and spacious living space, whilst Velux windows maximise the abundance of natural light in the upstairs bedrooms. This top floor apartment has a secure entrance way on the lower ground floor with two flights of stairs leading up to the main entry door. The property has a wonderfully high vantage point, overlooking the beautiful Acton Park, which has pitch and putt, a children's adventure playground and a popular café. There is an abundance of local amenities throughout this vibrant local community, including, pubs, cafés, restaurants and shops, plus access to excellent local schools. Transport links are exceptional, with the apartment just one minute's walk away from Acton Central station offering a quick and easy commute into central London. The M4 motorway is locally accessible with Heathrow airport just 30 minutes' drive away. Regular bus routes and Acton Tube station are also within walking distance, easily covering all public transport requirements. Run as a popular and successful Air B & B over recent years, the property offers dual potential, either to continue as a successful business, or a become stunning residential home. Property Type: Flat Full selling price: £560000.00 Pricing Options: Offers in the region of Tenure: Share of share of thec Freehold Council tax band: D EPC rating: C Measurement:1044.1 sq.ft. Outside Space: Communal Garden Parking: Communal Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free -----

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

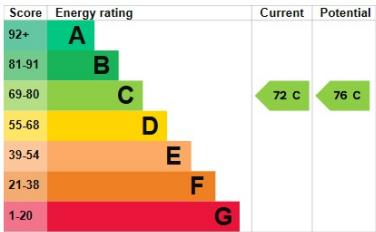
Property type	Top-floor maisonette
Total floor area	97 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#).



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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