



Old Oak Road, London W3

A well presented spacious semi-detached three bedroom period house arranged over two floors and offering further potential to enlarge subject to the usual consents.

This period house measures in excess of 1,150 sq. ft. accommodation with a circa 100 ft rear garden with a shared drive way and a garage. The house comprises of two reception rooms, kitchen/dining room, family bathroom, separate cloak room on the first floor, three bedrooms and shower room. The house is situated within walking distance to the David Lloyd Park Club, Acton Park and the popular Askew Road which has numerous café's, Eagle gastro pub and Ginger Pig Deli/Butcher's. Transport links are located at East Acton, Shepherd's Bush Green, with the A4 and A40 easily accessed to get in and out of London.

Guide Price £819,950 Freehold

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Old Oak Road, London W3 7HQ



Semi-detached house.

Two reception rooms.

100 foot rear garden.

Three bedrooms.

Family bathroom .

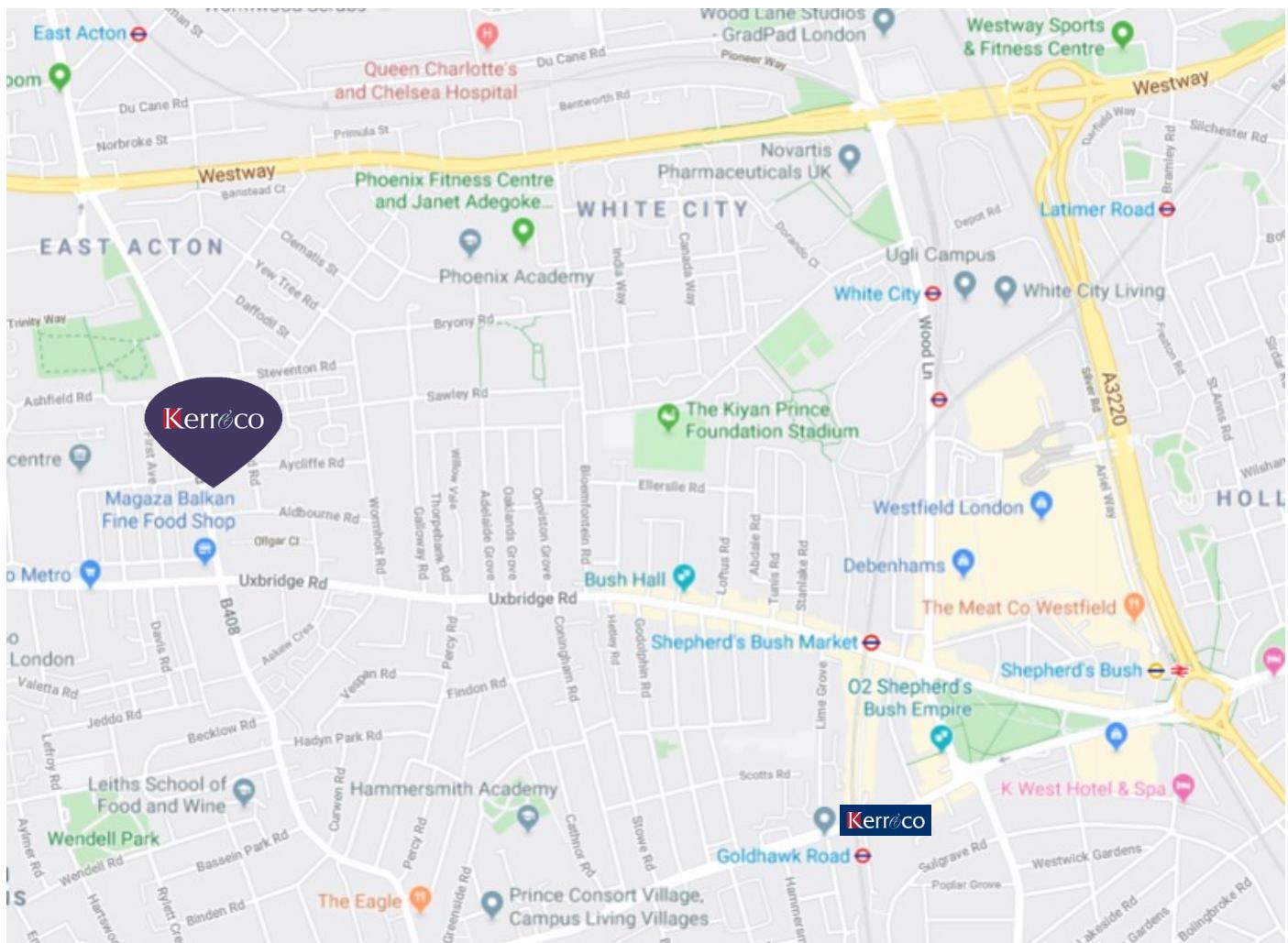
Kitchen .

Potential for further enlargement subject to consent.

Shared drive way to the garage.

Well presented throughout.

Chain free.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 c |
| 55-68 | D | | |
| 39-54 | E | 54 e | |
| 21-38 | F | | |
| 1-20 | G | | |

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Approximate gross internal floor area: 1,160 Sq. Ft. (107.9 Sq. M.)

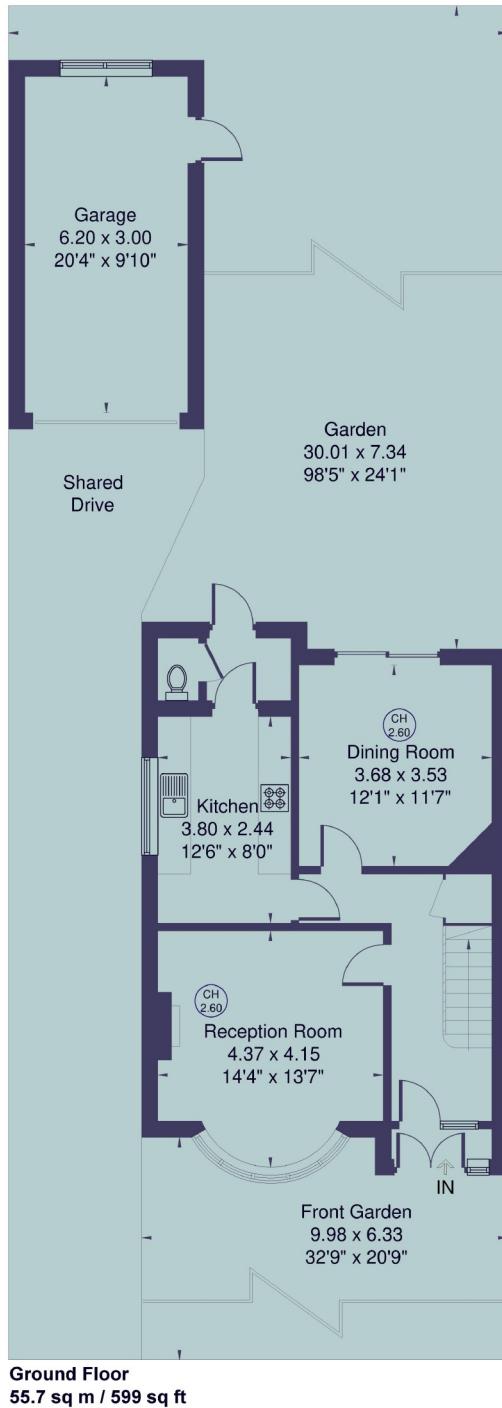
Garage 200 Sq. Ft. (18.6 Sq. M)

Total: 1,361 Sq. Ft (126.5 Sq.M)

EPC Rating: **E42**

Parking: **Shared driveway and residents parking permit**

Council Tax: **Band F**



1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alterations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.

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