



## Church Path, London W4

**A two bedroom maisonette over the top floor of this impressive period property. The property also benefits from having its own private entrance and garden and offers loft potential subject to the usual consents.**

This large maisonette is bright and offers an abundance of living space with a square footage of 656 Sq. Ft. The property has many period charms and comprises of a well equipped kitchen, two bedrooms, a reception room, one large bathroom and a private garden. Church Path is a short walk of numerous amenities which include South Acton Park, Chiswick Park Underground Station (District Line) and South Acton mainline station as well as the shops situated on Chiswick High Street and Acton Lane.

**Asking Price: £495,000 Share in the Freehold**



## **Church Path, London W4 5BJ**

A two bedroom maisonette set on the first floor of this Edwardian property.

Well equipped kitchen.

Large reception room with an original fire surround.

Private rear garden.

Bright rooms.

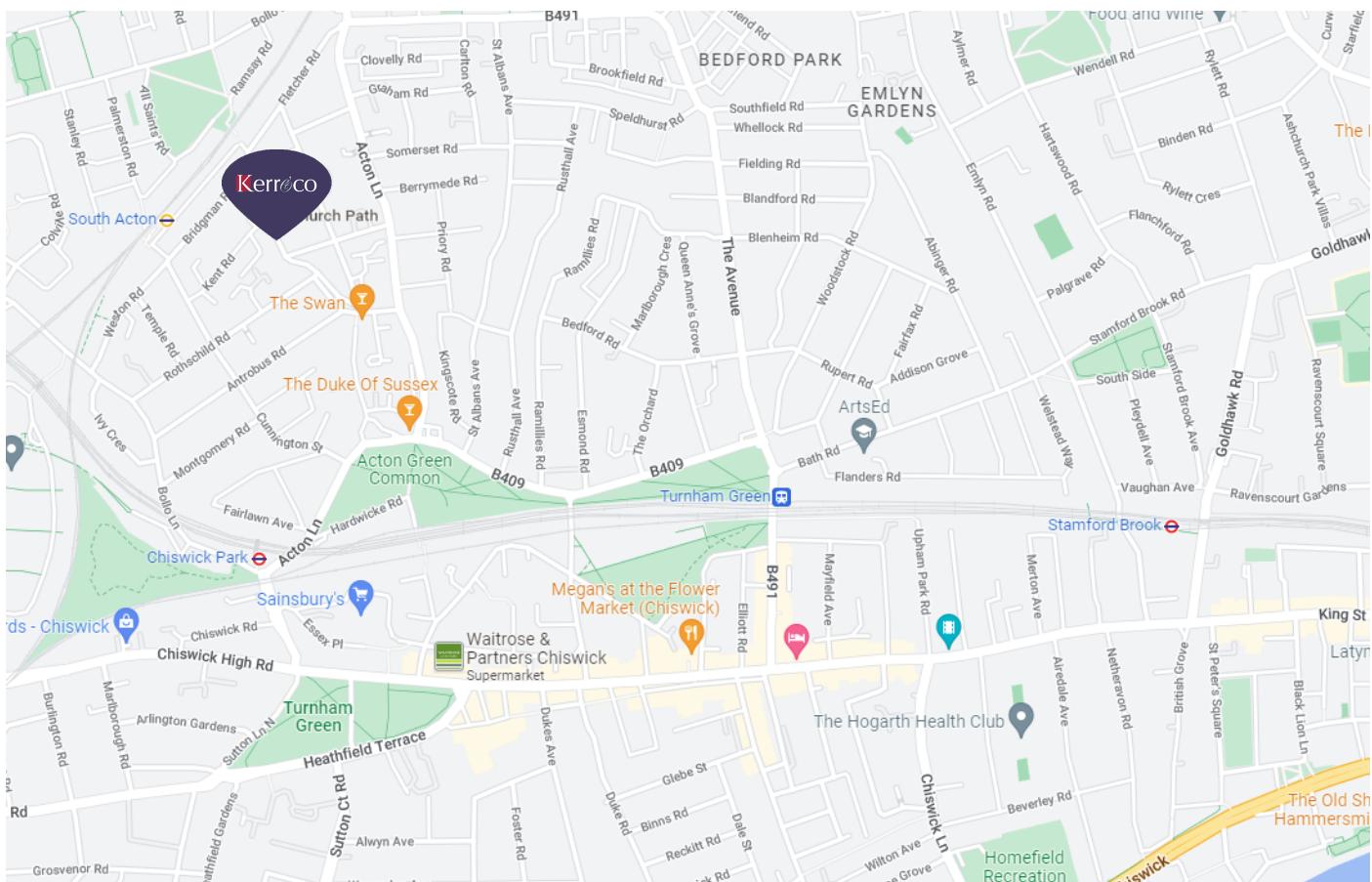
Well located for ease of access to both Chiswick and Action town centres with the underground stations located there.

Share of Freehold.

For sale with no onward chain.

Potential to extend subject to usual consents.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59   D	66   D
39-54	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.

**Church Path, London W4 5BJ**  
Two bedroom top floor maisonette  
Approximate gross internal floor area: **656 Sq. Ft. (61 Sq. M.)**

Asking Price: **£495,000**

Tenure: **Share in the Freehold**

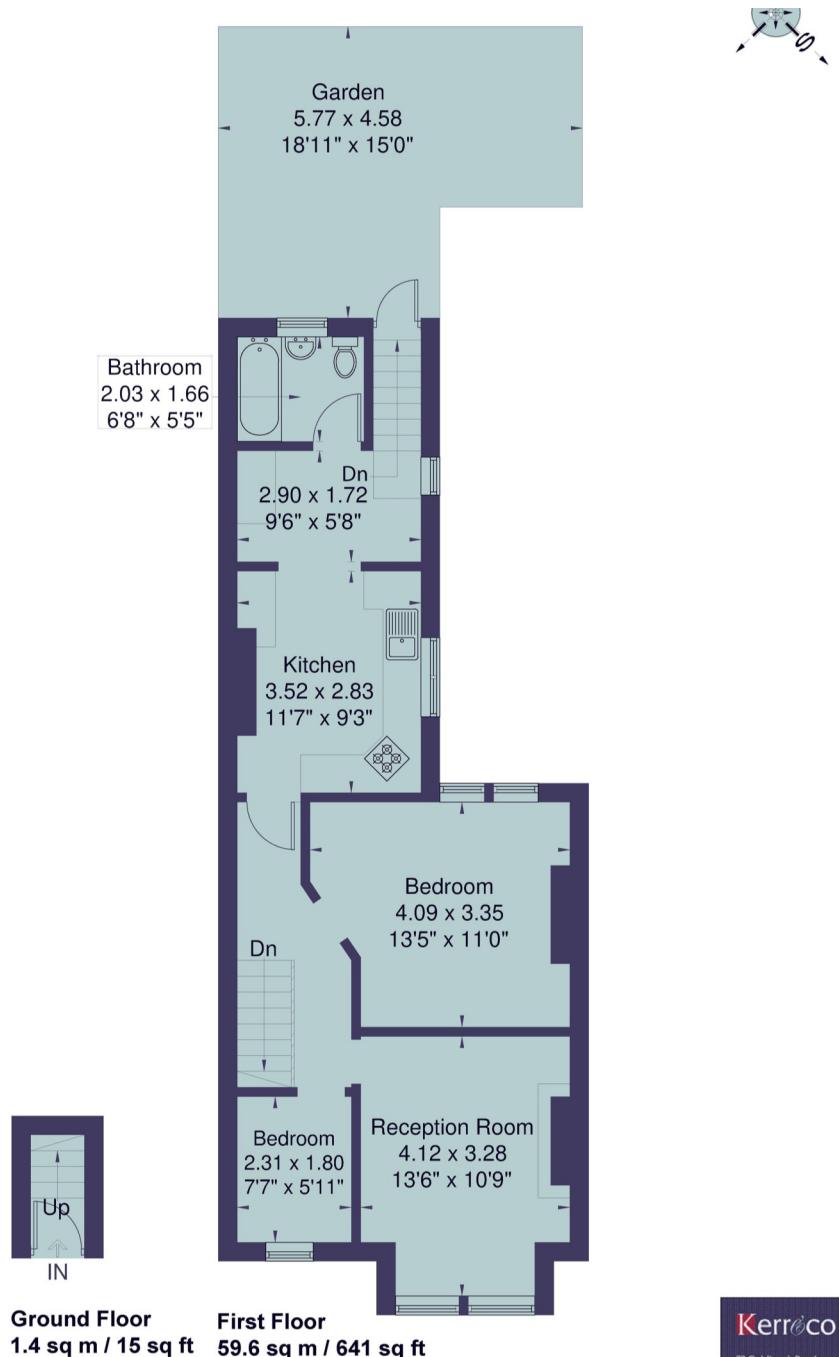
Service Charge: 1/2 of outgoings

Ground Rent: **NA**

EPC Rating: **D59**

Parking: **Residents parking permit**

Council Tax: **Band D**



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance

Plan is for illustration purposes only, not to be used for valuations.

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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.