



55 Aspen Close London W5 4YQ

£2,000 PCM Unfurnished

- Double Glazing • Gas Central Heating • Parking • Private Garden • Council Tax Band: D • Quiet Cul-De-Sac • Two Bedrooms • Close to Tube Stations

Located in a peaceful cul-de-sac with excellent access to public transport, this well-presented two bedroom end of terrace house has been modernised in recent years and is offered to the market unfurnished. The thoughtfully designed layout includes a convenient porch leading to a welcoming hallway with a WC, a bright and airy reception room, and a kitchen/diner with direct access to the rear garden with shed. Upstairs, the landing leads to a spacious main bedroom, a second well-sized bedroom, and a family bathroom. Ideally situated near Gunnersbury Park and Ealing Common, the property benefits from excellent transport links, with Acton Town and South Ealing underground stations, as well as major motorway connections, within easy reach. The council tax is band D. Based on a monthly rent of £2,100, a deposit of £2,423 will be required, equivalent to five weeks' rent. The property is available from 22 April 2025 on a 12 month tenancy.



SCAN TO APPLY
www.rwhitley.co.uk/tenancy-application/

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		72	
(69-80) C			
(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	

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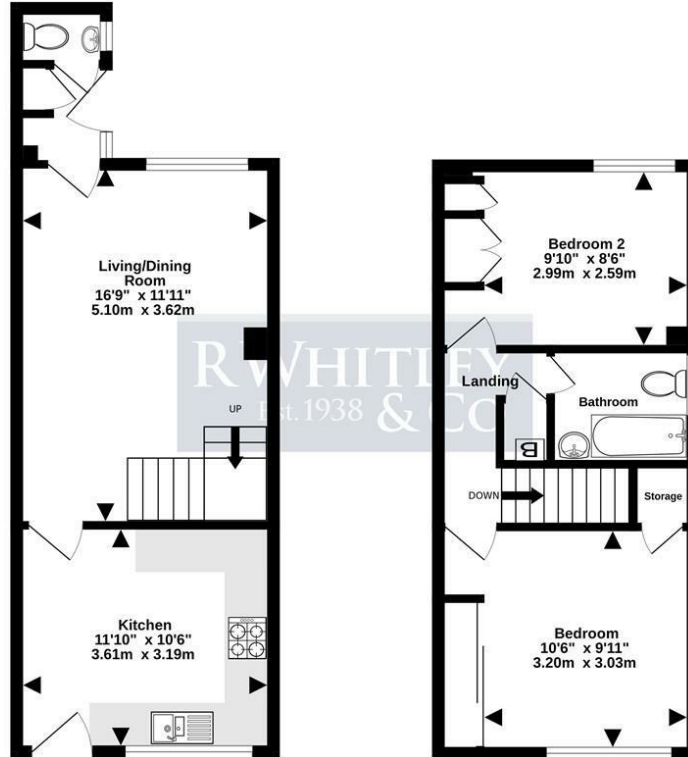
£2,000 PCM

R WHITLEY & CO

Est. 1938

GROUND FLOOR
351 sq.ft. (32.7 sq.m.) approx.

FIRST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For clarification we wish to inform prospective tenants that we have prepared these particulars as a general guide only. No responsibility is taken for any errors, omissions or mis-statements. The property may be left furnished, part furnished or unfurnished and it should not be assumed that the furnishings, floor coverings (including fitted carpets), curtains, blinds and other window dressings, furnishing (fitted or otherwise) and the white goods as seen at the time of viewing are to be included in the tenancy. These particulars do not constitute nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co.



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