

**TO RENT**



**The Ridgeway, Acton Town, London, W3  
£900 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS

# The Ridgeway, Acton Town, London, W3 8LW

A large double sized room SUITABLE FOR A SINGLE PROFESSIONAL PERSON situated in a modern, recently refurbished house, The property is in a very quiet location within 2 minutes' walk to Acton Town tube station (Zone 3) which is on both the Piccadilly and District lines. Also on various bus routes.

There is a late night Sainsbury's Local, pharmacy, shops, coffee shops, eateries, tennis club and fitness classes all within one minute walk from the house and Gunnersbury Park is within 5 minutes' walk.

Benefits include a modern kitchen with all modern appliances including dishwasher, washing machine, a breakfast bar eating area, a private shared garden with a decked patio off the kitchen, double glazed windows, gas central heating, TWO bathrooms and THREE wc's. Gas, eclectic, water, council tax & wireless BROADBAND INCLUDED. Regular cleaner for common parts included.

Garage available for storage of bicycles.

Non-smokers only.

Available NOW

- Large Double Bedroom
- Fitted Kitchen
- Breakfast bar eating area
- Two Bathrooms
- Three Toilets
- Shared Garden
- Garage for bicycle storage
- Acton Town Tube
- Late night Sainsbury's
- Washing Machine / Dish Washer



The Ridgeway  
 Acton Town  
 London  
 W3 8LW

Gross Internal Area: sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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348 Green Lanes, Palmers Green, London N13 5TJ  
 020 8882 7888  
 palmersgreen@anthonywebb.co.uk  
 anthonywebb.co.uk

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