

**TO RENT**



**The Ridgeway, Acton, London, W3**  
**£850 Per Calendar Month**

**Anthony Webb**  
ESTATE AGENTS



# The Ridgeway, Acton, London, W3 8LW

A comfortable double sized room available for a single person only on the ground floor of a modern house, situated in a very quiet residential road within 2 minutes' walk to Acton Town tube station (Zone 3) which is on the Piccadilly and District lines. Also on various bus routes.

There is a late night Sainsbury's Local, a pharmacy, a variety of local shops, coffee shops, eateries, a tennis club and fitness classes within 1 minute walk from the house and Gunnersbury Park is within 5 minutes' walk. Benefits include a modern kitchen with 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.

Broadband, gas, electric, water and council tax INCLUDED. Regular cleaner for common parts included. Garage available for storage of bicycles. Non-smokers only.

Room available 10th July.

- One month's rent (£850) and five weeks deposit (£980) required.
- Deposit will be protected with the DPS.
- References and proof of income required. Minimum income £25,500 per annum

- Double room
- Shared eating area
- Two bathrooms
- Three WC's
- Shared Garden
- Parking for Bicycles
- Single person
- Quiet Road
- Zone 3 Tube Station
- Available -10th of July



The Ridgeway  
Acton  
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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