



- TWO Bedroom TWO Bathrooms
- Spanning Over 1,000 Sq Ft
- Gas Central Heating & Double Glazing
- Minutes From Gunnersbury Park
- Available From Mid August Unfurnished

- Split Level Maisonette
- Own Front Door
- Quiet Residential Road
- Close To Acton Town Tube Station
- EPC Rating C

A spacious TWO bedroom TWO bathroom split-level maisonette, spanning over 1,000 sq ft and set in a quiet residential road.

This property has its own entrance and an abundance of space within and briefly comprises; an entrance, stairs to landing leading to main bathroom with overhead shower, spacious lounge, kitchen with integrated appliances and double bedroom. The second floor provides a landing, shower room and large main bedroom with eaves storage.

Further benefits include; gas central heating, double glazing and residential on-street parking (permit required).

Under a quarter of a mile from Acton Town tube station (District and Piccadilly lines) and less than five minutes walk from the green open space of Gunnersbury Park.

Available from mid-August 2024 unfurnished.

Price - rent: £2,400 PCM
 Deposit: £2,769.23 (5 weeks rent)
 Holding deposit: 1 week's rent £553.84
 Length of tenancy: Minimum 12 months
 Local authority: Ealing
 Council tax band: D

Internet Speed: Ultrafast Download - (up to) 1,000 Mbps and Upload - (up to) 100 Mbps

Mobile Coverage (Indoor):

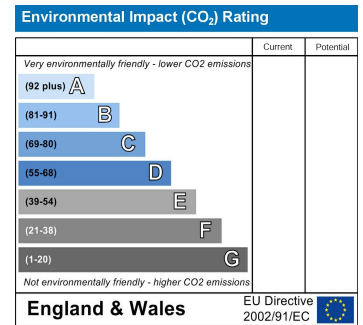
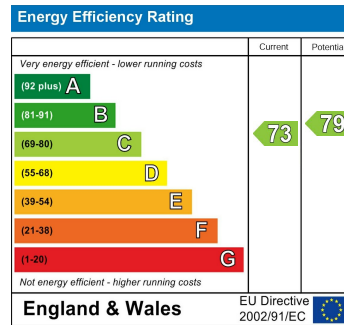
Voice

EE - Limited
 Three - Limited
 O2 - Likely
 Vodafone - Limited

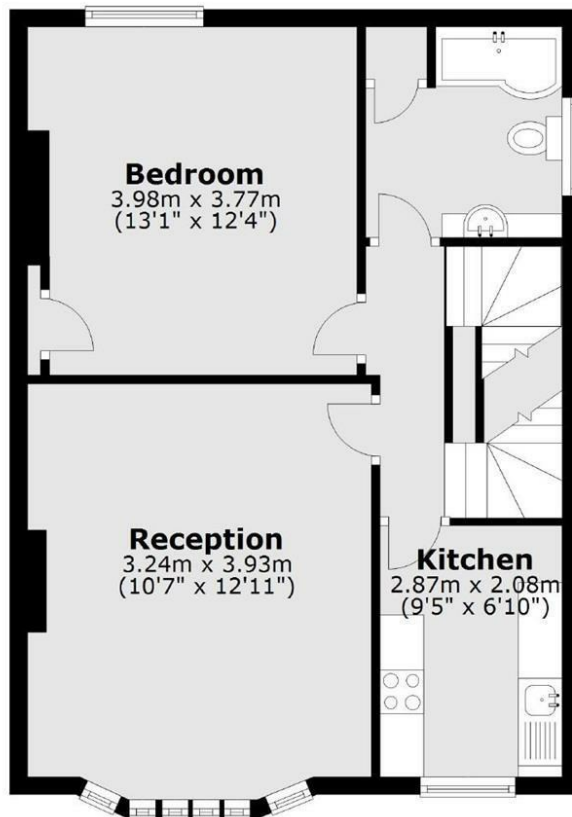
Data

EE - Limited
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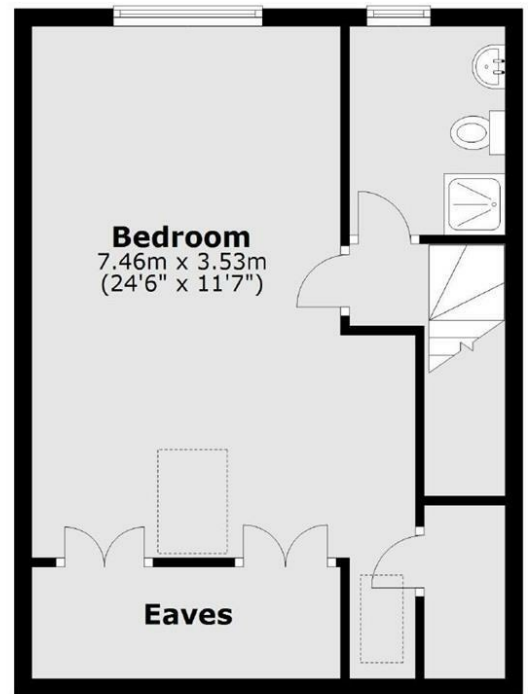
*Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at; <https://checker.ofcom.org.uk/>



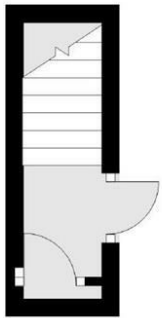
First Floor



Second Floor

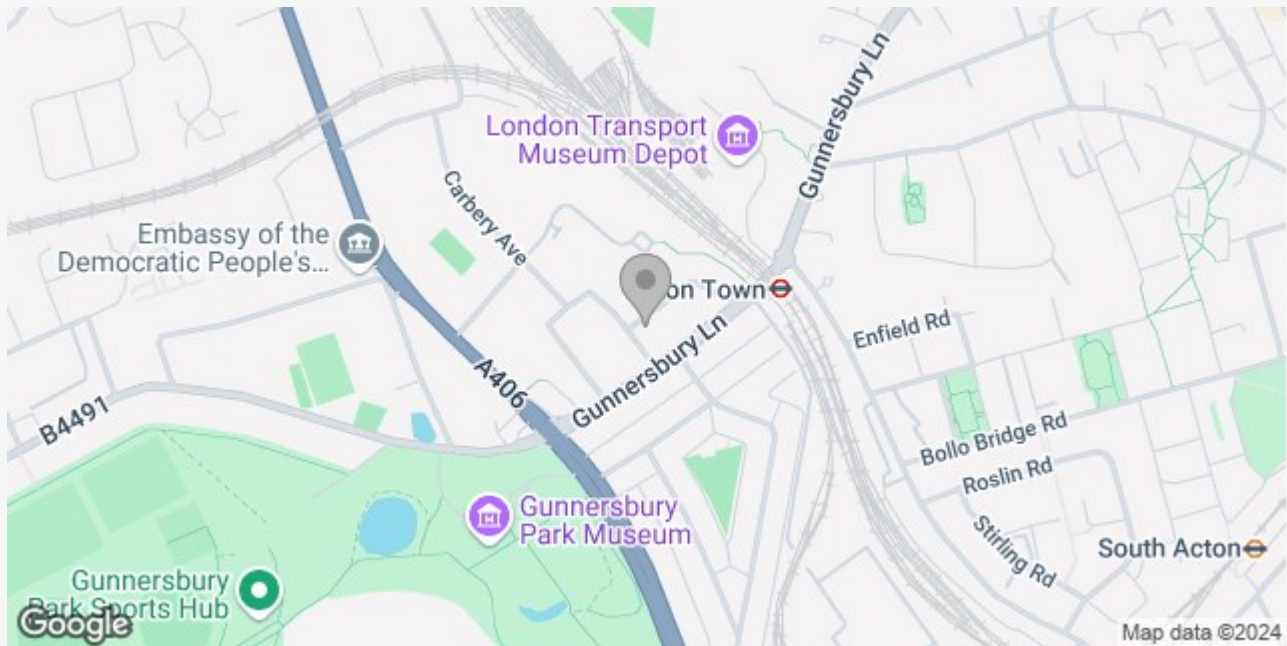


Ground Floor



Total area: approx. 96.1 sq. metres (1034.4 sq. feet)

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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