

**Location:**

**Key points:**

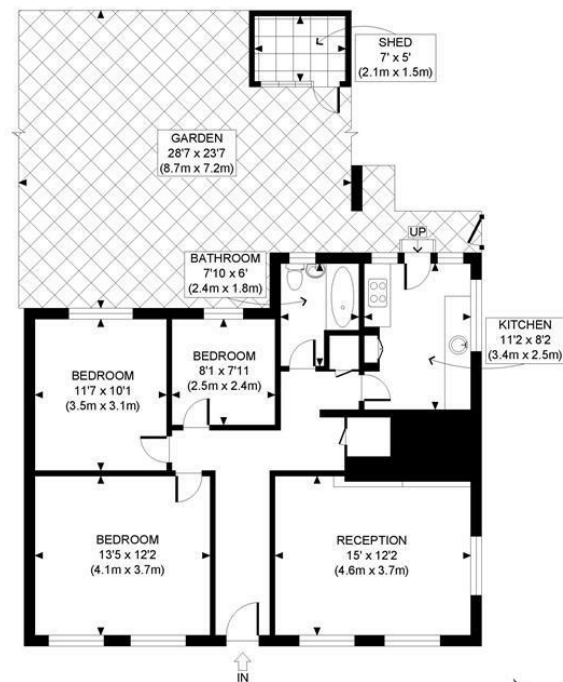
- Available now
- Newly refurbished
- Close to East Acton central line station
- Private Garden
- Imperial college nearby
- Seperate kitchen
- Three bedroom ground floor flat

# Do Better:

**Acton**  
lettings@astonrowe.co.uk

57-59 Churchfield Road,  
Acton, London, W3 6AY

020 8992 3600



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 870 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 870 SQ FT/ 81 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



## To Let: £2,300 Per Month

## Western Avenue, London W3 7TT

- 0 Reception Rooms
- 3 Bedrooms
- 1 Bathrooms



Available now, newly refurbished three-bedroom ground floor garden flat. Perfect for both sharers and families alike, this property boasts a fresh interior decor throughout. Featuring a spacious reception room, three bedrooms, a bathroom, separate kitchen, and a private garden, it. Situated on Western Avenue, this property enjoys convenient access to East Acton Central Line station, with Imperial College and Westfield Shopping Centre also within easy reach

**The current tenant says:**

**East Acton central line is a short walking distance, easy access to imperial college and Westfield shopping centre.**

**What's better:**

**Three bedroom garden flat newly reurbished close to East Acton central line station.**

