

**Location:**

Located on a prominent corner location of Julian Avenue, the property offers superb accessibility to Acton Mainline Elizabeth Line , North Acton Central Line, Acton town picadilly and district line and the A40 for motorists.

**Key points:**

- Brand new conversion
- Private entrance
- Modern Decor
- Close to Acton Mainline

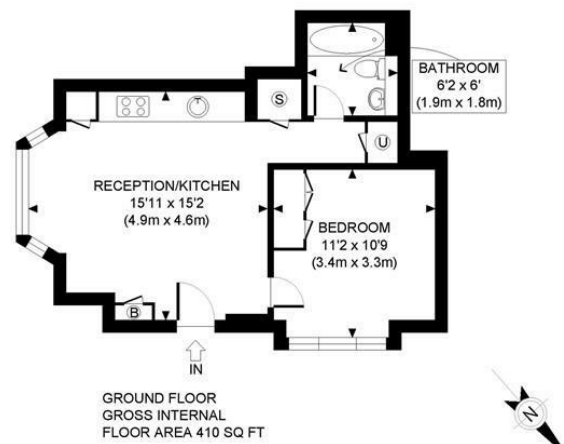
# Do Better:

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

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

020 8992 3600

# Aston Rowe



APPROX. GROSS INTERNAL FLOOR AREA: 410 SQ FT/ 38 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
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

## To Let: £1,700 Per Month

### Hereford Road, London W3 9JW

- 1 Reception Rooms
- 1 Bedrooms
- 1 Bathrooms





Available now, a newly converted one-bedroom ground floor apartment, with its own private entrance, located within a short walk to Acton Mainline station.

Ideal for a couple or single professional this delightful flat comprises a spacious double bedroom, offering ample space for rest and relaxation. The property has been redeveloped to a very high standard and boasts engineered wood floors, modern kitchens with integrated appliances, a spacious double bedroom, and a luxurious modern bathroom.

Located on a prominent corner location of Julian Avenue, the property offers superb accessibility to Acton Mainline Elizabeth Line , North Acton Central Line, Acton town Piccadilly and district line and the A40 for motorists.

**The current tenant says:**

**The location is great for the Elizabeth line, which is only a few moment walk to Acton Mainline station**

### **What's better:**

**This property has just been converted, and the new tenants will enjoy the benefit of a brand-new apartment, with modern kitchen appliances, a contemporary bathroom, and fresh appealing decor.**

