



Rent My Home is an online agent allowing our vendors to manage and market their property directly.

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## 56A Valetta Road, London, W3 7TN

Private and portfolio landlord offers a very large (IDEAL FOR 2 SHARERS) and sunny 2-bed apartment (819 sq ft) with private garden set on the first floor of a well maintained Victorian House in Wendell Park, Acton available 1st SEPTEMBER 2024. UNFURNISHED. PETS WELCOME. EPC rating of a C ensuring lower energy bills and a greener way of living.

The property comprises a large eat-in kitchen/diner, spacious Reception, 2 bedrooms, bathroom, and a private garden.

Deposit: £2538.46 (5 weeks)

EPC: C

Council tax band: D

VIEWINGS ARE BOOKED DIRECTLY FROM RENTMYHOME.CO.UK WEBSITE

## £2,200 Per Calendar Month

# 56A Valetta Road

, London, W3 7TN



- 2 Bedrooms
- 1 Bathroom
- Spacious living room
- Excellent Location
- Private garden
- Sharers OK
- Unfurnished

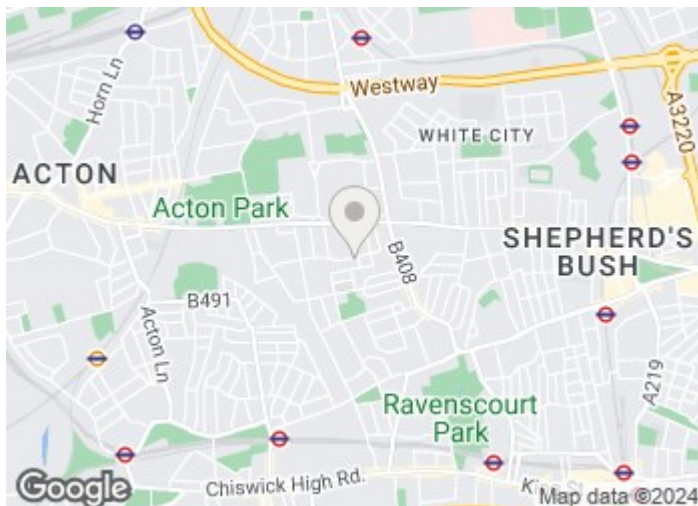
## Description

Private and professional landlord offers a very large (IDEAL FOR SHARERS) and sunny 2-bed apartment (819 sq ft) with garden set on the first floor of a well maintained Victorian House in Wendell Park, Acton

The property comprises a large eat-in kitchen/diner, spacious Reception, 2 bedrooms, bathroom, and a private garden.

UNFURNISHED

AVAILABLE NOW!



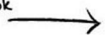
Directions



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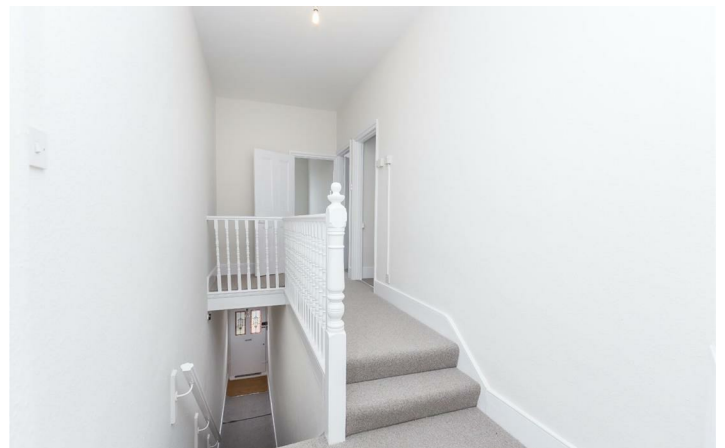
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# Floor Plan

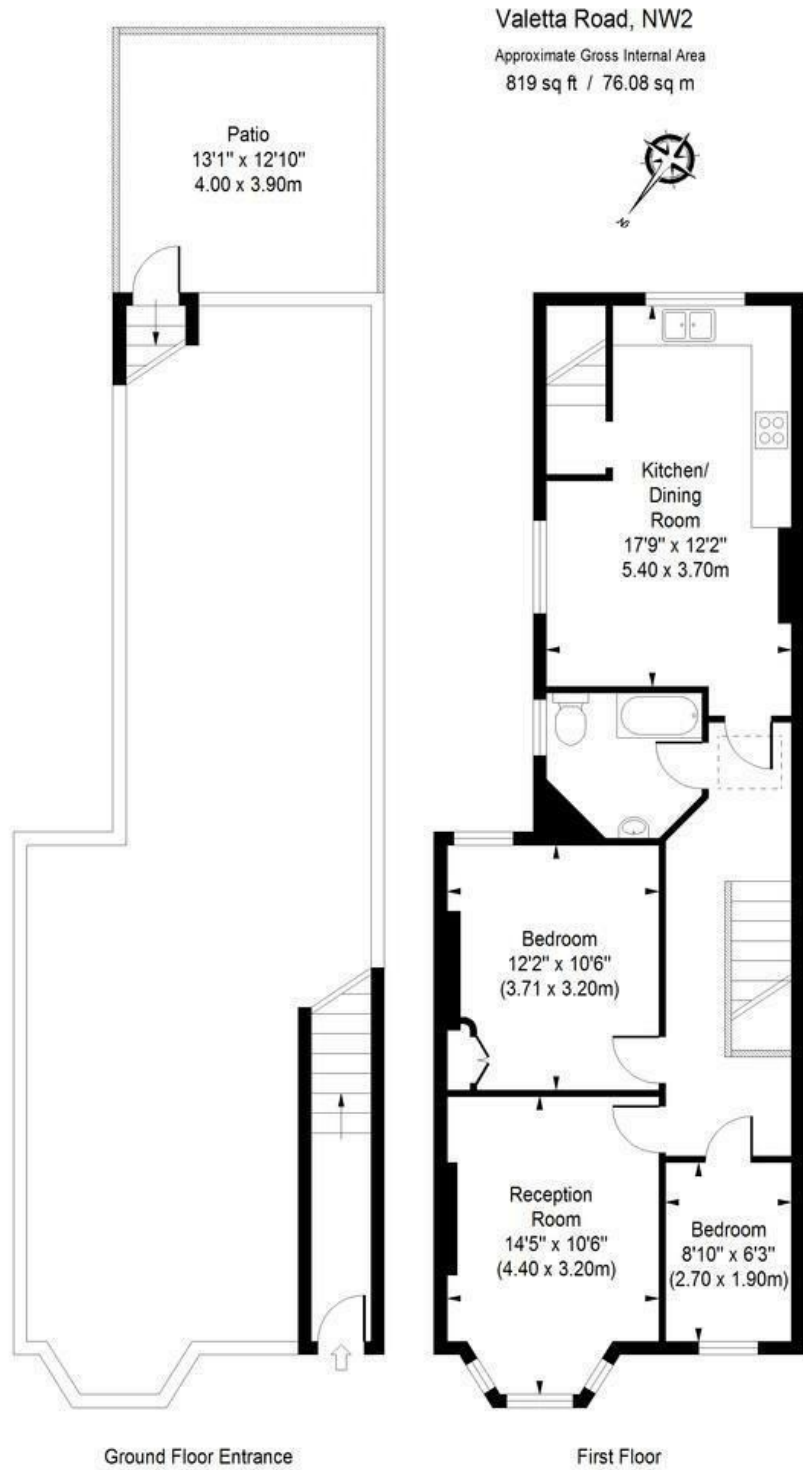


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		70	80
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p>	<p>EU Directive 2002/91/EC</p>	<p>England &amp; Wales</p>	<p>EU Directive 2002/91/EC</p>