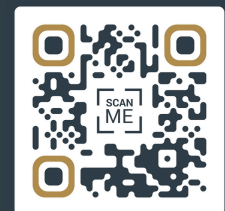




NOEL ROAD, ACTON, LONDON, W3

Guide Price: **£2,500 PM**







About the property

Nestled in a highly desirable pocket, this is a fantastic opportunity for families to rent a charming semi-detached home in a coveted London location. This splendid residence boasts a generous footprint of living space, thoughtfully laid out to maximise comfort and style.

Upon entry, one is greeted by a warm, inviting atmosphere, which extends throughout the three beautifully appointed bedrooms. Two full bathrooms ensure convenience for all family members, reflecting a modern aesthetic coupled with practical design.

The property's jewel is undoubtedly its wonderful private garden, offering a serene oasis for relaxation or a safe haven for children's play. It serves as the perfect backdrop for family gatherings and leisurely summer afternoons.



Key features

- Fantastic Semi-Detached House
- Three Bedrooms
- Wonderful Private Garden
- Two Full Bathrooms
- Excellent Transport Links
- Local Shops & Restaurants
- Envious School Catchment
- Close to Lovely Parks

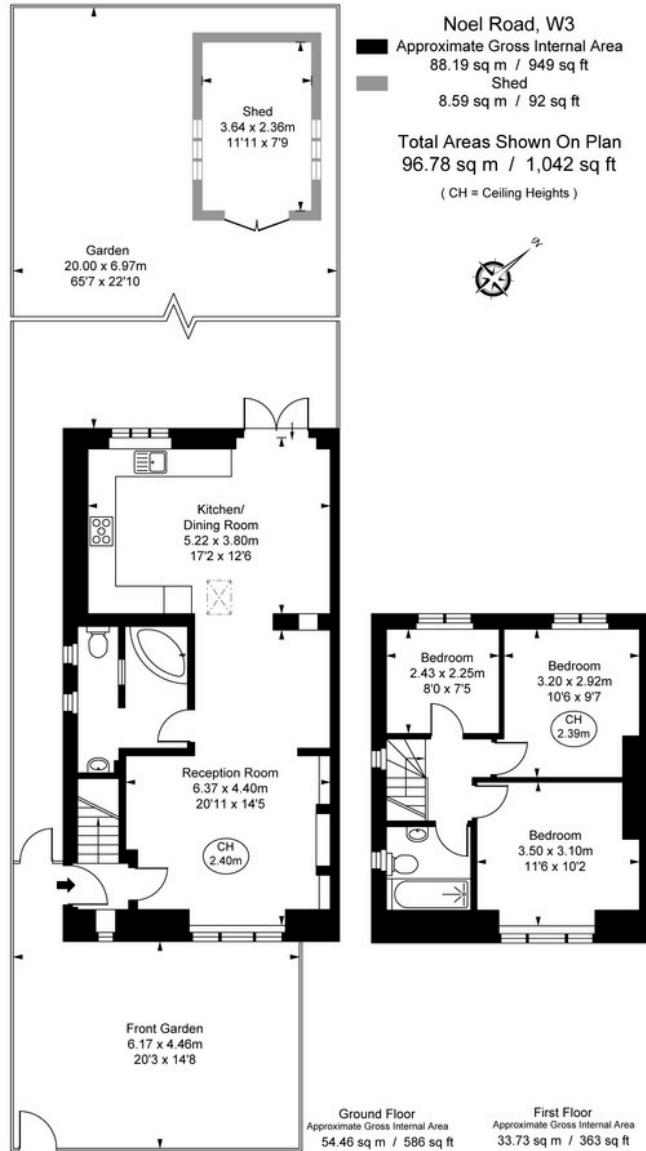
Material information

- Tenure - **Freehold**
- Council Tax - **Band D**
- Guide Price - **£2,500 PM**



PAUL LESLIE

Director
020 3488 6445
07738 401 822
paul@leslieandcompanyuk.com



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		
	73	84

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	70	81

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Future Performance