



## Emlyn Road, London, W12 9TB

A newly refurbished and nicely presented three bedroomed apartment with the benefit of a private garden, situated in this very popular residential area, within walking distance of both Chiswick High Road and Acton High Street with their abundance of local shops and restaurants, retailers include a local convenience store whilst further afield are M&S, Waitrose, Sainsbury, Tesco and the Co-op. Accommodation provides : 14'10x12'5 dual aspect reception room with door leading to steps to garden, three bedrooms, newly fitted modern bathroom , fitted modern kitchen, gas fired central heating, private 41' rear garden. Local transport links include both Stamford Brook & Turnham Green tube stations, numerous local bus routes with convenient vehicular access via A4/M4 central London, Heathrow & The West. Hammersmith and Fulham Council Tax Band D. EPC - D

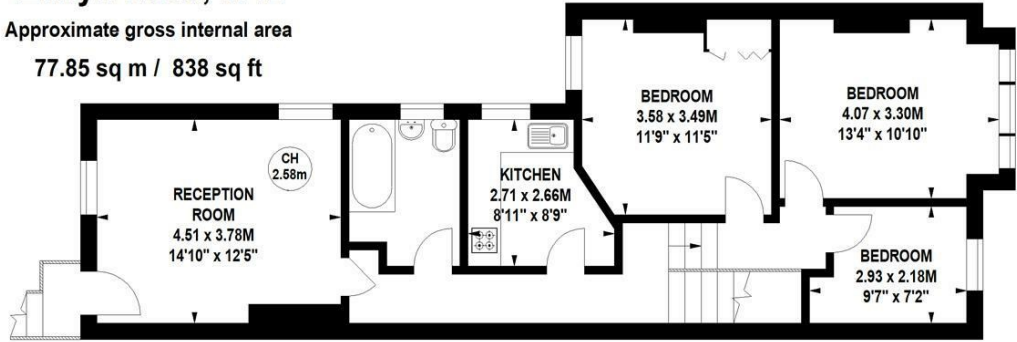
- Newly refurbished period apartment
- Very popular Stamford Brook area
- Great for transport links
- 14'10 x 12'5 dual aspect living room
- Modern fitted kitchen
- Three bedrooms
- Luxury bathroom
- Private rear garden
- Gas fired central heating
- Offered unfurnished, available immediately

**£2,750 Per Calendar Month**

# Emlyn Road, W12

Approximate gross internal area  
77.85 sq m / 838 sq ft

Key :  
CH - Ceiling Height

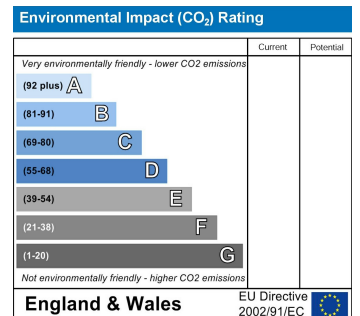
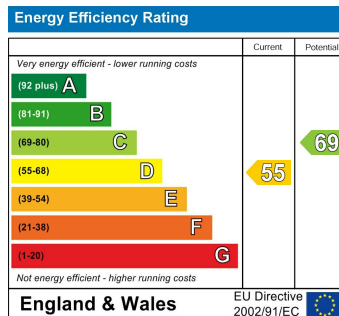


First Floor



Ground Floor  
Entrance

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only



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