



East Acton Lane, London W3 7ER

£692 Per Week



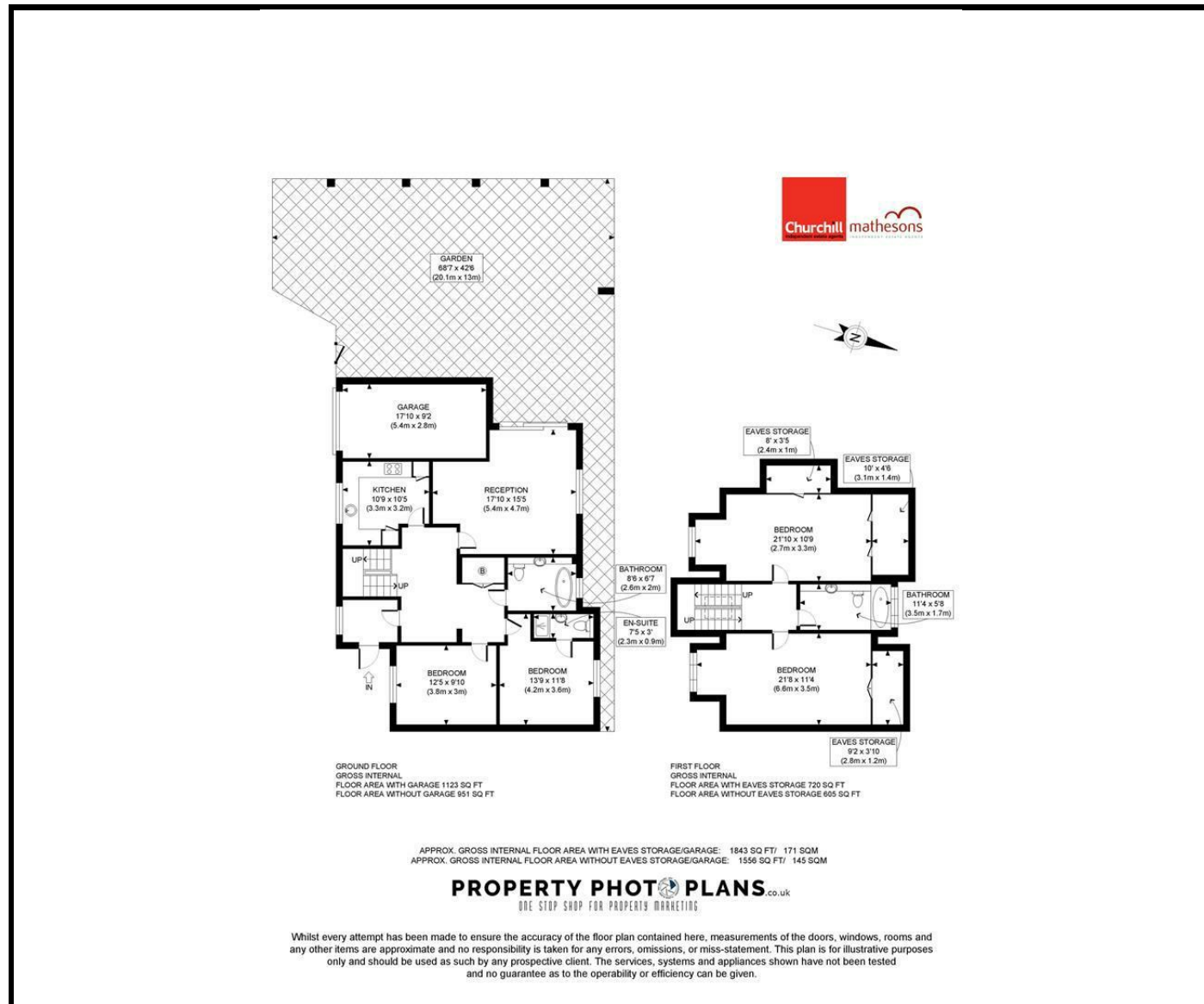
**KEY FEATURES:**

- 4 Double bedrooms; one bedroom with en-suite shower room
- Large separate reception room with direct access to rear garden
- 3 Bathrooms
- FURNISHED ~ AVAILABLE NOW ~ EPC Rating C

Fantastic Detached 4 Bedroom house close to King Fahad Academy (Zone 2, Central Line)

- \* 4 Double bedrooms; one bedroom with en-suite shower room
  - \* Large separate reception room with direct access to rear garden
  - \* Top of the range fully fitted kitchen with granite worktops and built in appliances
  - \* 2 additional bathrooms
  - \* Extra benefits include, Alarm System, CCTV and utility room
  - \* Off street parking for up to 3 cars and plus a Garage
  - \* Located moments from all amenities of Acton
- FURNISHED ~ AVAILABLE 25th of AUGUST ~ EPC Rating C





**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>80</b>	<b>88</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

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

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.